

**PUBLIC MEETING OF THE NEBRASKA REAL PROPERTY APPRAISER BOARD
BY VIRTUAL CONFERENCING
Thursday, January 16, 2025, 9:00 a.m.
Nebraska Real Property Appraiser Board Office, First Floor, Nebraska State Office Building
301 Centennial Mall South, Lincoln, Nebraska**

AGENDA

A. Opening 9:00 a.m.

B. Notice of Meeting (Adopt Agenda)

C. Election of Officers

The Nebraska Real Property Appraiser Board will meet in executive session for the purpose of reviewing applicants for credentialing; applicants for appraisal management company registration; investigations; pending litigation, or litigation that is imminent as evidenced by communication of a claim or threat of litigation; and employee performance evaluation. The Board will exit executive session at 9:45 a.m. If needed, the Board will re-enter executive session at the conclusion of the public agenda items discussion to complete review of the above-mentioned items. The Board will not take action on agenda items D, E, F and G executive session is completed.

D. Credentialing as a Nebraska Real Property Appraiser	1-7
1. New Applicants for Registration as Nebraska Supervisory Real Property Appraiser	
a. CR270025	
2. Pending Applications	
a. CR24010	
E. Registration as an Appraisal Management Company	1-6
1. Applicants for Renewal of Appraisal Management Company Registration	
a. NE2013022	
b. NE2021009	
F. Compliance Matters	1
1. Active Investigations	
a. 24-10	
2. Post-Board Action Matters	
a. 23-08	
G. Other Executive Session Items	1-6
1. General	
a. 2025.01	
2. Personnel Matters	

H. Welcome and Chair’s Remarks (Public Agenda 9:45 a.m.)

I. NRPAB Employee Recognition Award

J. Board Meeting Minutes

1. Approval of December 19, 2024 Meeting Minutes 1-11

K. Director’s Report

1. Real Property Appraiser and AMC Counts and Trends
 - a. Real Property Appraiser Report 1-5
 - b. Temporary Real Property Appraiser Report 6
 - c. Supervisory Real Property Appraiser Report 7
 - d. Appraisal Management Company Report 8
2. Director Approval of Applicants
 - a. Real Property Appraiser Report 9
 - b. Education Activity and Instructor(s) Report 10
3. 2024-25 NRPAB Goals and Objectives + SWOT Analysis 11-12

L. Financial Report and Considerations

1. December Financial Report
 - a. Agency Budget Status Report 1-3
 - b. Appraiser Program Budget Status Report 4-6
 - c. AMC Program Budget Status Report 7-9
 - d. MTD General Ledger Detail Report 10-16
 - e. Financial Charts 17-20
2. ASC Grant Report
3. Per Diems

M. General Public Comments

N. Education 1-8

1. Rescission of Approval of Education Activities
 - a. 2233417.33: Appraiser eLearning – “Elimination of Bias and Cultural Competency for Appraisers – with Real World Relevance”

O. Unfinished Business

1. Board Member Commuting/Travel Status
2. Business Programs Manager Position
3. Open 3rd Congressional District Certified Real Property Appraiser Representative

P. New Business

Q. Legislative Report and Business

1. Nebraska Real Property Appraiser Act Update
2. Nebraska Appraisal Management Company Registration Act Update
3. Title 298 Update 1-8
4. Other Legislative Matters

R. Administrative Business

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

S. Other Business

- 1. Board Meetings
 - a. March 20, 2025 Meeting - Meeting Held by Virtual Conferencing
- 2. Conferences/Education
- 3. Memos from the Board
- 4. Quarterly Newsletter
- 5. Appraisal Subcommittee
 - a. Statement from the Board of the ASC - ED Park 1
 - b. ASC Quarterly Meeting: March 12, 2025 (Online)
- 6. The Appraisal Foundation
 - a. TAF January Newsletter 2-5
 - b. TAF Press Release - The Appraisal Foundation, Farm Credit System Collaborate to Build Rural Appraisal Practicum Model 6-8
 - c. ASB Public Meeting: September 4, 2025 – Virtual 9
 - d. BOT Public Meeting: October 14-17, 2025 – San Antonio, TX 10
 - e. AQB Public Meeting: December 5, 2025 – Virtual 11
- 7. Association of Appraiser Regulatory Officials
- 8. In the News

T. Adjourn

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

December 19, 2024 Meeting Minutes

A. OPENING

Chairperson Downing called to order the December 19, 2024 meeting of the Nebraska Real Property Appraiser Board at 9:02 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 Downing announced the notice of the meeting was duly given, posted, published, and tendered in compliance with the Open Meetings Act, and all board members received notice simultaneously by email. Publication of official notice of the meeting appeared on the State of Nebraska Public Calendar found at www.nebraska.gov on December 12, 2024. 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 Bonnie Downing of Dunning, Nebraska; Cody Gerdes of Lincoln, Nebraska; Kevin Hermsen of Gretna, Nebraska; Rodney Johnson of Norfolk, Nebraska; and Derek Minshull of North Platte, Nebraska were present. Also present were Director Tyler Kohtz, Licensing Programs Manager, Karen Loll, and Education Program Manager Kashinda Sims, who are headquartered in Lincoln, Nebraska.

ADOPTION OF THE AGENDA

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

Board Member Gerdes 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 claim or threat of litigation; and employee performance evaluation. A closed session is clearly necessary to prevent needless injury to the reputation of those involved. Board Member Minshull seconded the motion. The time on the meeting clock was 9:05 a.m. The motion carried with Gerdes, Hermsen, Johnson, Minshull, and Downing voting aye.

Board Member Minshull exited the meeting at 10:10 a.m.

Board Member Gerdes moved to come out of executive session at 10:15 a.m. Board Member Johnson seconded the motion. The motion carried with Gerdes, Hermsen, Johnson, and Downing voting aye.

Board Member Minshull returned to the meeting at 10:16 a.m.

Break from 10:16 a.m. to 10:33 a.m.

G. WELCOME AND CHAIR'S REMARKS

Chairperson Downing welcomed all to the December 19, 2024 meeting of the Nebraska Real Property Appraiser Board, and thanked the Board and staff for their hard work and dedication during the past five years. Chairperson Downing also wished all current board members the best of luck moving forward and expressed belief that the Board is in good hands. Director Kohtz thanked Chairperson Downing for her leadership during the past year as the Board navigated some unusual circumstances. Chairperson Downing thanked the Director for the kind words. The Chairperson then recognized Roger Morrissey as the only member of the public in attendance.

H. NRPAB EMPLOYEE RECOGNITION AWARD

Director Kohtz brought attention to the completion of Chairperson Downing's term as the 3rd congressional district certified real property appraiser representative on the Board. Director Kohtz presented Chairperson Downing with a plaque in recognition of her service to the Board, and once again, thanked her for her service and leadership. Chairperson Downing responded that serving under the Board has been a good experience, and she expressed her gratitude for the Board Members, as she considered each and every one of them, both past and present, her friends and fellow mentors. Board Member Gerdes thanked Chairperson Downing for representing female appraisers in agriculture, and for helping make the profession better; the Board is not here to be law enforcement. Board Member Hermsen added that Chairperson Downing's leadership is exemplary and is glad that he is not following as the chairperson. Board Member Johnson declared that Chairperson Downing had been a good mentor to him and agreed with Board Member Gerdes that the Board is here to help better of the profession, not be law enforcement.

I. BOARD MEETING MINUTES

Chairperson Downing asked for any additions or corrections to the November 21, 2024 meeting minutes. With no discussion, Chairperson Downing called for a motion. Board Member Gerdes moved to approve the November 21, 2024 meeting minutes as presented. Board Member Johnson seconded the motion. Chairperson Downing recognized the motion and asked for any discussion. With no discussion, Chairperson Downing called for a vote. The motion carried with Gerdes, Hermsen, Johnson, Minshull, and Downing voting aye.

J. DIRECTOR'S REPORT

1. REAL PROPERTY APPRAISER AND AMC COUNTS AND TRENDS

a. Real Property Appraiser Report

Director Kohtz presented nine charts outlining the number of real property appraisers as of December 19, 2024 to the Board for review. The Director reported that trends are stable and indicated that he had no specific comments. Director Kohtz asked for any questions or comments. There was no further discussion.

The Director then brought attention to the 2025-26 Appraiser Count Renewal Progress Report charts and informed the Board that, as of December 18, 2024, 385 real property appraiser credentials have been renewed out of 540 due; 49 renewal applications are currently pending. Seventy-two percent of all real property appraiser credentials have been renewed with nine percent pending. The Director informed the Board that the projected renewal rate for this fiscal year is eighty-nine percent. Director Kohtz asked for any questions or comments. There was no further discussion.

b. Temporary Real Property Appraiser Report

Director Kohtz presented three charts outlining the number of temporary credentials issued as of November 30, 2024 to the Board for review. The Director reported that trends are stable and indicated that he had no specific comments. Director Kohtz asked for any questions or comments. There was no further discussion.

c. Supervisory Real Property Appraiser Report

Director Kohtz presented two charts outlining the number of supervisory real property appraisers as of December 19, 2024 to the Board for review. The Director reported that trends are stable and indicated that he had no specific comments. Director Kohtz asked for any questions or comments. There was no further discussion.

d. Appraisal Management Company Report

Director Kohtz presented two charts outlining the number of AMCs as of December 19, 2024 to the Board for review. The Director reported that number of registered AMCs have declined by two since the last board meeting. Director Kohtz asked for any questions or comments. There was no further discussion.

2. DIRECTOR APPROVAL OF APPLICANTS

a. Real Property Appraiser Report

Director Kohtz presented the Real Property Appraiser Report to the Board for review showing real property appraiser applicants approved for credentialing by the Director, and the real property appraiser applicants approved to sit for exam by the Director, for the period between November 13, 2024 and December 10, 2024. The Director indicated that he had no specific comments.

b. Education Activity and Instructors Report

Director Kohtz presented the Education Activities and Instructors Report to the Board for review showing education activities and instructors approved by the Director for the period between November 13, 2024 and December 10, 2024. Director Kohtz asked for any questions or comments. There was no further discussion.

3. 2024-25 NRPAB GOALS AND OBJECTIVES + SWOT ANALYSIS

Director Kohtz presented the 2024-25 NRPAB Goals and Objectives and SWOT Analysis to the Board for review and provided a status update. The Director brought attention to the goal to work with the Banking, Commerce, and Insurance Legislative Committee’s Legal Counsel to draft a bill for introduction to add language to the Real Property Appraiser Act and the Appraisal Management Company Registration Act allowing the use of a conditional dismissal in lieu of disciplinary action under the Laws, Rules, and Guidance Documents section and reported that REQ00112 and REQ00113 are ready for three-parting and introduction by Senator Dungan within the first week of the Legislative Session. The Director then turned the Board’s attention to the goal to adopt Title 298 changes to harmonize Title 298 with the changes made to the Nebraska Real Property Appraiser Act and Appraisal Management Company Registration Act in 2024, address the Board’s PAVE Dashboard regulations review, add fee schedule, and incorporate changes made to the Real Property Appraiser Qualification Criteria Effective January 1, 2026 and CAP Guidelines effective September 17, 2023 and informed the Board that the public hearing for the Title 298 updates has been set for February 20, 2025. Finally, the Director guided the Board to the Compliance goal to obtain a second Special Assistant Attorney General for compliance matters and remarked that an agreement is ready for the Board’s approval and the Chairperson’s signature. Chairperson Downing thanked Director Kohtz for the update.

K. FINANCIAL REPORT AND CONSIDERATIONS

1. APPROVAL OF NOVEMBER RECEIPTS AND EXPENDITURES

The receipts and expenditures for November were presented to the Board for review in the agency Budget Status Report. Director Kohtz brought attention to the Overtime Payments expense of \$1,268.04 and reported that EPM Sims and LPM Loll were each allotted up to ten hours of overtime upon request. The twenty hours of overtime and temporary employee Rachel Espinosa’s twenty hour per week make up the difference for being short staffed by one regular employee. The Director then guided the Board to the Data Processing Expense of \$175.76 and reported that due to a discrepancy on the CIO IMS billing for October, the bill was not paid in November. The issue was resolved this month and will appear in the December Budget Status Report. The Director led the Board’s attention to the Publication & Print Expense of \$658.92 and reported the majority includes the quarterly copier services expense for the months of July through September. Director Kohtz then brought attention to the overall travel expense of \$3,101.48 and reported that the total includes the Director’s travel for the Fall AARO Conference. The costs associated with the AARO Conference are to be reimbursed through the federal grant. Director Kohtz reported the overall expenditures for the month of November totaled \$31,539.74, and the year-to-date expenditures for the fiscal year are \$190,409.30, which amounts to 36.86 percent of the budgeted expenditures for the fiscal year; 41.92 percent of the fiscal year has passed.

Director Kohtz then guided the Board's attention to revenues; specifically, the AMC Registered New Fees revenues of \$2,000.00 for the month of November and remarked that this account is currently 150 percent of the projected revenue for the fiscal year. The Director remarked that both appraiser and AMC renewal revenues are right on pace for this time of the year. The overall revenues for the month of November were \$94,470.15, and the year-to-date revenues for the fiscal year of \$206,052.34, which amounts to 54.80 percent of projected revenues. Director Kohtz reiterated that 41.92 percent of the fiscal year has passed.

The Director Kohtz brought attention to the Budget Status Report for the Appraiser Fund and AMC fund. The Director reported that the Real Property Appraiser Fund expenditures for the month of November totaled \$21,189.19, and the year-to-date expenditures for the fiscal year are \$126,527.09, which amounts to 36.11 percent of the budgeted expenditures for the fiscal year. The Real Property Appraiser Fund revenues were \$72,181.81 for November, and the year-to-date revenues for the fiscal year are \$153,692.27, which amounts to 58.70 percent of projected revenue for the fiscal year. Director Kohtz then reported that the AMC Fund expenditures for the month of November totaled \$10,350.55, and the year-to-date expenditures for the fiscal year are \$63,882.21, which amounts to 38.42 percent of the budgeted expenditures for the fiscal year. The AMC Fund revenues were \$22,288.34 for November, and the year-to-date for the fiscal year are \$52,360.07, which amounts to 45.86 percent of projected revenue for the fiscal year.

Director Kohtz guided the Board to the MTD General Ledger Detail report for the month of November and remarked that he had no specific comments. The Director asked for any questions or comments. There was no further discussion.

Director Kohtz then finished by presenting four graphs showing expenses, revenues, and cash balances. The Director noted overall expenditures of \$31,539.74 and revenues of \$94,470.15 for the November Real Property Appraiser program, which includes both the Appraiser Fund and the AMC Fund. Director Kohtz once again reported that the Real Property Appraiser Fund expenditures totaled \$21,189.19, the Real Property Appraiser Fund revenues totaled \$72,181.81, the AMC Fund expenditures totaled \$10,350.55, and the AMC revenues totaled \$22,288.34. The Director stated that the cash balance for the AMC Fund is \$319,611.93, the Appraiser Fund is \$429,750.95, and the overall cash balance for both funds is \$749,362.88. Director Kohtz asked for any questions or comments. There was no further discussion.

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

2. ASC GRANT REPORT

Director Kohtz reported that there is no ASC Grant update. There was no further discussion.

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

M. EDUCATION: No discussion.

N. UNFINISHED BUSINESS

1. BOARD MEMBER COMMUTING/TRAVEL STATUS

Director Kohtz reported that there was no update for this agenda item.

2. BUSINESS PROGRAMS MANAGER POSITION

Director Kohtz reported that Colby Falls will start the week after the December 19, 2024 board meeting as a temporary employee through the SOS program. If all goes well, he would be the most qualified candidate to fill the permanent opening.

3. OPEN 3RD CONGRESSIONAL DISTRICT CERTIFIED REAL PROPERTY APPRAISER REPRESENTATIVE

Director Kohtz brought attention to the Board's 3rd Congressional District Certified Real Property Appraiser Representative opening and reported that he has no update. Chairperson Downing asked if there were any additional applicants. The Director responded that there were none that he was made aware of. There was no further discussion.

O. NEW BUSINESS

1. SPECIAL ASSISTANT ATTORNEY GENERAL SERVICES AGREEMENT WITH JIM TITUS AND ERIC KNUTSON OF PEETZ, KOERWITZ, AND LAFLUER, PC LLO

Director Kohtz presented a Special Assistant Attorney General Services Agreement with Jim Titus and Eric Knutson of Peetz, Koerwitz, and Lafluer, PC LLO to the Board for consideration. Board Member Johnson moved to approve the Special Assistant Attorney General Services Agreement with Jim Titus and Eric Knutson. Board Member Gerdes seconded the motion. Chairperson Downing recognized the motion and asked for any discussion. With none, Chairperson Downing called for a vote. The motion carried with Gerdes, Hermsen, Johnson, Minshull, and Downing voting aye.

P. LEGISLATIVE REPORT AND BUSINESS

1. NEBRASKA REAL PROPERTY APPRAISER ACT UPDATE

Director Kohtz reported that Senator Dungan has agreed to sponsor REQ00112_September 24, 2024. Senator Dungan is planning to combine both requisition drafts into one bill that is scheduled for introduction on the first or second day of the 2025 legislative session. The Director asked for any questions or comments. There was no further discussion.

2. NEBRASKA APPRAISAL MANAGEMENT COMPANY REGISTRATION ACT UPDATE

Director Kohtz reported that Senator Dungan has agreed to sponsor REQ00113_September 24, 2024. The Director once again indicated that Senator Dungan is planning to combine both requisition drafts into one bill. The Director asked for any questions or comments. There was no further discussion.

3. TITLE 298 UPDATE

Director Kohtz reported that the Governor's Office, the Secretary of State's Office, the Attorney General's Office and the Executive Board of the Legislature have been notified that the public hearing for changes to Title 298 will be held on February 20, 2025. All submission requirements under the Nebraska Administrative Procedure Act have also been met. Chairperson Downing thanked the Director for his hard work preparing the draft. There was no further discussion.

4. OTHER LEGISLATIVE MATTERS: No discussion.

Q. ADMINISTRATIVE BUSINESS: No discussion.

R. OTHER BUSINESS

1. BOARD MEETINGS

a. 2025 NRPAB Calendar

Director Kohtz presented the 2025 NRPPAB Calendar to the Board for consideration. The Director informed the Board that meeting dates, the AARO conference dates, beginning of the State's fiscal year, the beginning and end date of the legislative session, and State holidays are all color coded. Director Kohtz reminded the Board that the meeting dates are tentative and may change. The Director then turned the Board's attention to the holiday of Juneteenth on June 19, 2025, which lands on the usual Board meeting date, and informed the Board that June 18, 2025 is listed as the tentative meeting date for June. The Director indicated that, since strategic planning is around the same time, the Board will determine the exact dates for both meetings as the time nears. Director Kohtz asked for any questions. With no discussion, Chairperson Downing asked for a motion to approve the 2025 NRPAB Calendar. Board Member Hermsen moved to approve the 2025 NRPAB Calendar as presented. Board Member Johnson seconded the motion. Chairperson Downing recognized the motion and asked for any discussion. With none, Chairperson Downing called for a vote. The motion carried with Gerdes, Hermsen, Johnson, Minshull, and Downing voting aye.

2. CONFERENCES/EDUCATION

a. Kohtz Participation in RMAA State and National Update; December 10, 2024

Director Kohtz announced his gratitude to the Rocky Mountain Appraiser Association for extending an invitation to give an update on issues faced by the Board, legislative changes, compliance, and appraiser and AMC counts. The two-hour session closed with questions and answers from the roughly 100 in attendance. The Board thanked the Director for his participation in this event.

3. **MEMOS FROM THE BOARD:** No discussion.

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

5. **APPRAISAL SUBCOMMITTEE**

a. **ASC Proposed Rules on Enforcement Authority Regarding the Effectiveness of State Appraiser and Appraisal Management Company Regulatory Programs**

Director Kohtz presented the ASC proposed rules on enforcement authority regarding the effectiveness of state Appraiser and Appraisal Management Company regulatory programs to the Board for review and reported that the ASC invites comment on a proposed rule to implement a framework to govern the ASC's enforcement authority regarding the effectiveness of Appraiser and AMC Programs overseen by State Appraiser Regulatory Agencies. The proposed rule would codify the existing compliance review process with modifications, and would require an analysis to assess program effectiveness, outline requirements for maintaining effective programs, and authorize the ASC to bring enforcement actions against such agencies that fail to maintain effective programs. The Director then noted that a large part of the proposed rules is codifying the Appraisal Subcommittee's Policy Statements into the rules. The ASC is also expanding its compliance capabilities. Under the proposed rules, the ASC would be able to enter into consent agreements with states, which the Director noted is questionable as he is not sure what that would entail. The ASC would also be able to suspend a state program; however, the process for suspension, although extremely rare, would include a formal hearing. The Director asked for any questions or comments. Chairperson Downing thanked the Director for the information regarding the proposed rules. There was no further discussion.

b. **ASC September 25, 2024 Meeting Minutes**

Director Kohtz presented the ASC September 25, 2024 Meeting Minutes to the Board for review. The Director guided the Board to page R. 28 and noted that, under the header "Grants Program", it states that Round 2 grants will be awarded in the first quarter of FY25. Director Kohtz remarked that he met informally with the Grants Administrator at the fall AARO Conference and was told that the Board's request for the grant meets the requirements. There was no further discussion.

6. **THE APPRAISAL FOUNDATION**

a. **TAF December Newsletter**

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

b. **TAF State Regulator Newsletter**

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

c. BOT Public Meeting: May 14-16, 2025 – Cincinnati, OH

Director Kohtz reported that The Appraisal Foundation's Board of Trustees public meeting will be held on May 14-16, 2025 in Cincinnati, Ohio. The Director informed the Board he had no specific comments and asked for any questions or comments. There was no further discussion.

d. ASB Public Meeting: February 13, 2025 – Virtual

Director Kohtz reported the TAF Appraisal Standards Board's next public meeting will be held virtually on February 13, 2025. The Director informed the Board that he had no specific comments and asked for any questions or comments. There was no further discussion.

e. AQB Public Meeting: April 10, 2025 – Virtual

Director Kohtz reported the TAF Appraiser Qualifications Board's next public meeting will be held virtually on April 10, 2025. The Director informed the Board he had no specific comments and 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 CR2021007R, CR23013, CR24010, and CG23036. Chairperson Downing asked for a motion on CR23013, CG23036, and CR2021007R.

Board Member Gerdes moved to take the following action:

CR23013 / Approve to sit for exam and authorize director to issue credential as a certified residential real property appraiser upon providing evidence of successful completion of the national uniform licensing and certification examination and providing necessary fees.

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

Board Member Gerdes moved to take the following action:

CG23036 / Send the submitted Wisner, Nebraska report and workfile, and the Cedar, Dixon, Wayne County report and workfile for USPAP Compliance Review.

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

Board Member Gerdes moved to take the following action:

CG2021007R / File grievance and open Investigation 24-10 for alleged violation of Neb. Rev. Stat. §76-2238(2).

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

The Board discussed the real property appraiser renewal applications received at the Board's office after November 30, 2024. Board Member Hermsen moved to authorize agency staff to approve all 2025-26 Applications for Renewal of Nebraska Real Property Appraiser Credential received at the Board's office, postmarked or date-stamped after November 30, 2024 through June 30, 2025, if all requirements for renewal are met by the applicant. Board Member Minshull seconded the motion. Motion carried with Hermsen, Johnson, Minshull, and Downing voting aye. Board Member Gerdes abstained.

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

E. COMPLIANCE: No discussion.

F. OTHER EXECUTIVE SESSION ITEMS

1. GENERAL

a. 2024.19

The Board reviewed the appraisal report provided by the Fannie Mae Loan Quality Center and concluded there were no substantial errors or omissions which lead to non-credible assignment results or USPAP violations; however, the real property appraiser does need to be made aware of the issues that Fannie Mae brought attention to as they could become a problem in the future. Board Member Gerdes moved to issue a written advisory directing the real property appraiser to take notice of the issues identified by Fannie Mae in the attached Fannie Mae Loan Quality Center LQC State Tips document. Board Member Hermsen seconded the motion. Chairperson Downing called for a vote. The motion carried with Gerdes, Hermsen, Johnson, Minshull, and Downing voting aye.

b. 2024.20

The Board reviewed a matter in which a Nebraska real property appraiser failed to complete the 7-Hour USPAP Update Course at least once every two years as required by Neb. Rev. Stat. 76-2236(2) for a second time. Board Member Gerdes moved to approve the 2025-26 Application for Renewal of Nebraska Real Property Appraiser Credential and issue a written advisory to inform the real property appraiser of the requirement to complete the 7-Hour USPAP Update Course at least once every two years and that the next 7-Hour USPAP Update Course is due before January 1, 2026. If the real property appraiser fails to submit evidence of the successful completion of the 7-Hour USPAP Update Course in a timely manner, this matter will go before the Board for consideration. The written advisory is to be sent via certified mail. Board Member Hermsen seconded the motion. Chairperson Downing called for a vote. The motion carried with Gerdes, Hermsen, Johnson, Minshull, and Downing voting aye.

c. 2024.21

The Board reviewed a request for an individualized program of continuing education that includes the Board's acceptance of a specific education activity offered by a specific education provider, not approved by the Board for continuing education at the time of completion. In accordance with Neb. Rev. Stat. § 76-2236(4), Board Member Gerdes moved to adopt an individualized program of continuing education for the 2024-2025 continuing education period for the requestor as follows:

- Up to seven Continuing Education hours of continuing education may be awarded for completion of a 7-Hour National USPAP Continuing Education Course not approved by the Board under 298 NAC Chapter 6 at the time the education activity was completed, if such education activity was advertised publicly by education provider as accepted by the Board in violation of Neb. Rev. Stat. § 76-2238(21), and the education activity was approved through the TAF Appraiser Qualifications Board's Course Approval Program at the time of completion, if evidence is provided that such education activity was satisfactorily completed during the first year of the two-year continuing education period.
- Except for the individualization of continuing education as stated, all provisions of Neb. Rev. Stat. § 76-2236 shall apply.

Board Member Minshull seconded the motion. Chairperson Downing called for a vote. The motion carried with Gerdes, Hermsen, Johnson, Minshull, and Downing voting aye.

S. ADJOURNMENT

Board Member Gerdes moved to adjourn the meeting. Board Member Minshull seconded the motion. Motion carried with Gerdes, Hermsen, Johnson, Minshull, and Downing voting aye. At 11:15 a.m., Chairperson Downing adjourned the December 19, 2024 meeting of the Nebraska Real Property Appraiser Board.

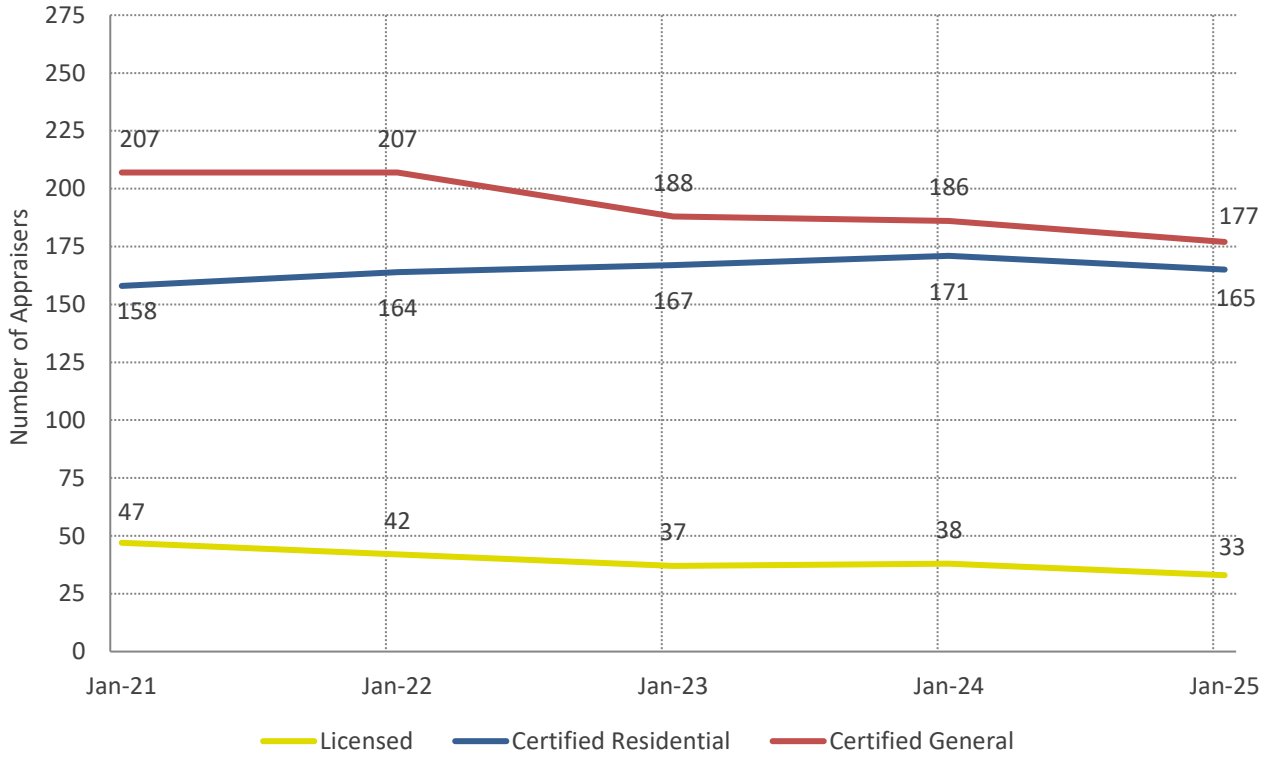
Respectfully submitted,

Tyler N. Kohtz
Director

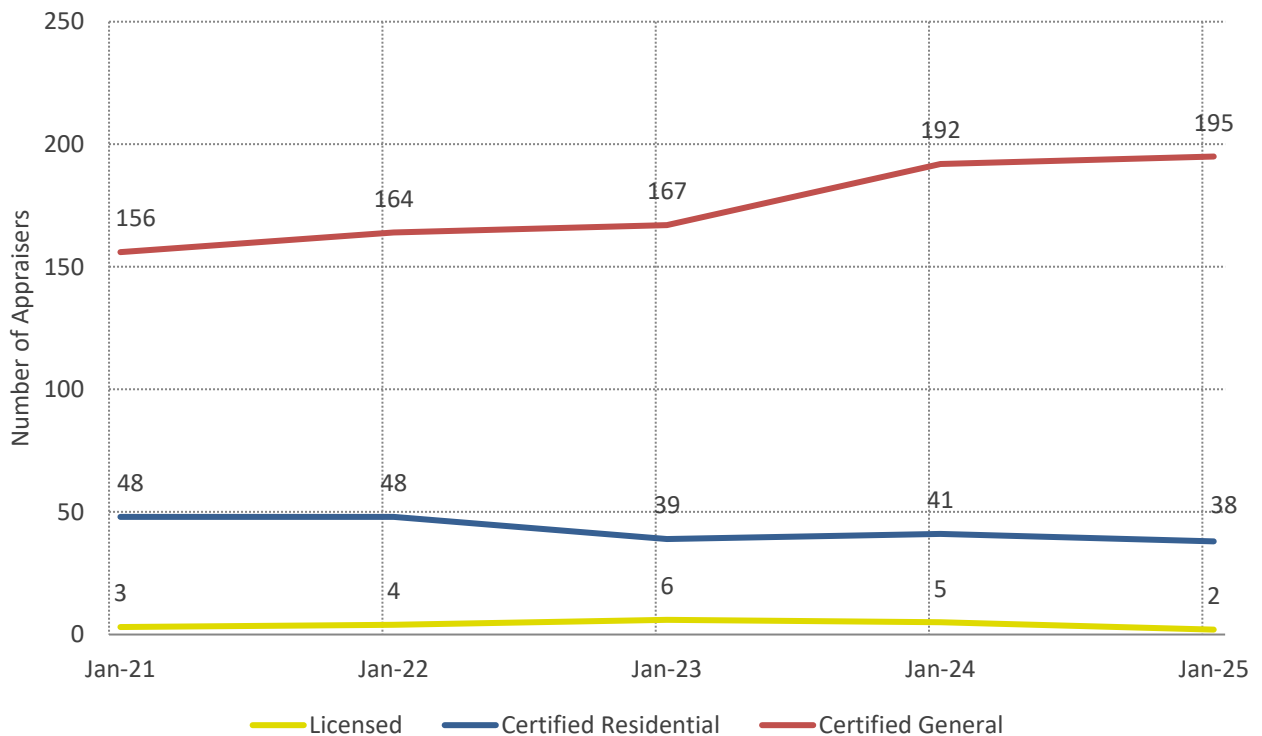
These minutes have been made available for public inspection on January 3, 2025, in compliance with Nebraska Revised Statute §84-1413 (5).

Real Property Appraiser Report

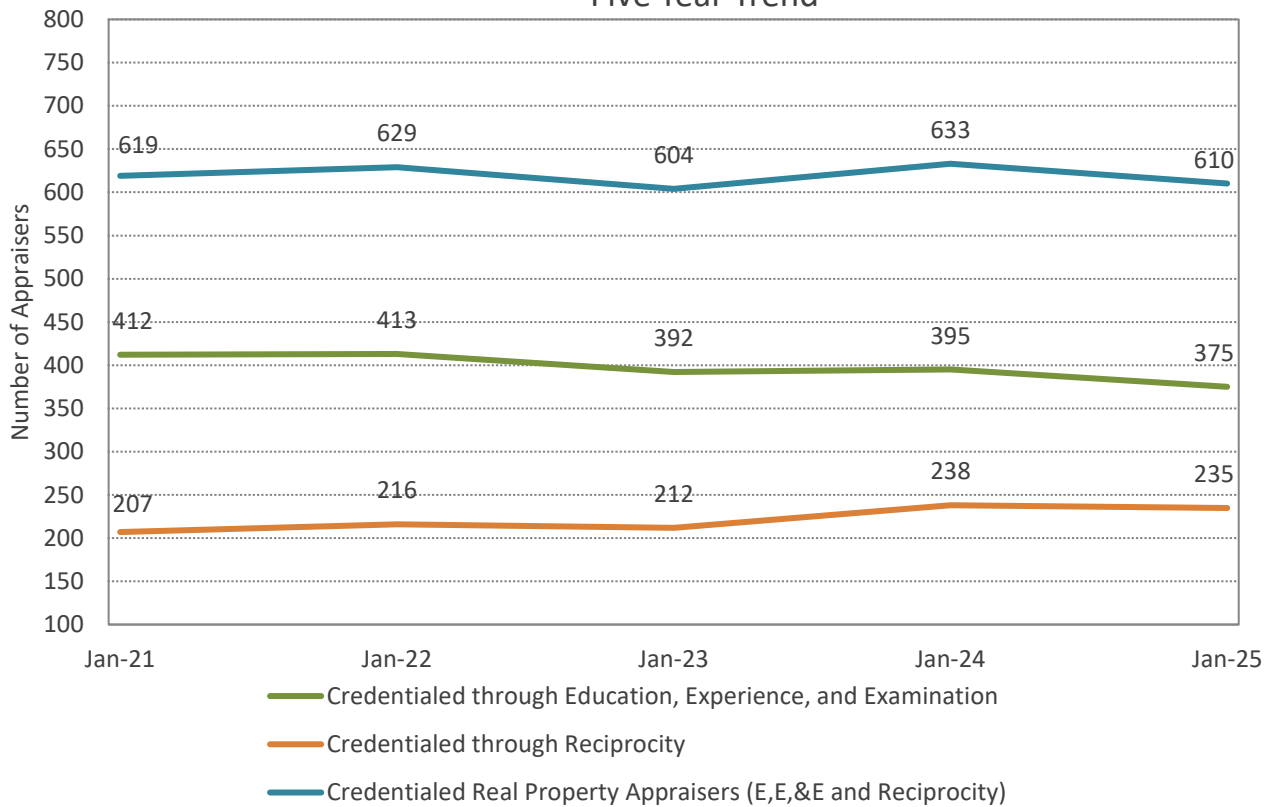
Real Property Appraisers Credentialed through Education, Experience, and Examination (not including Trainee) - Five Year Trend



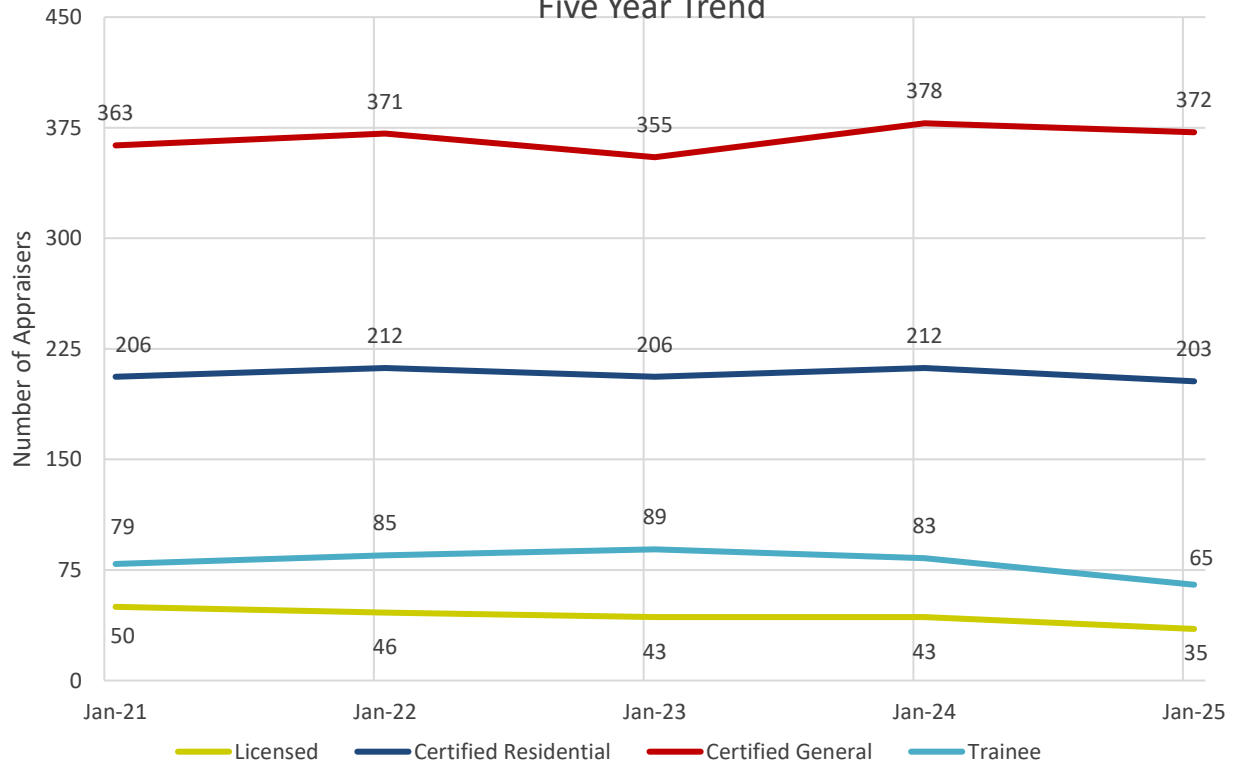
Real Property Appraisers by Classification Credentialed through Reciprocity - Five Year Trend



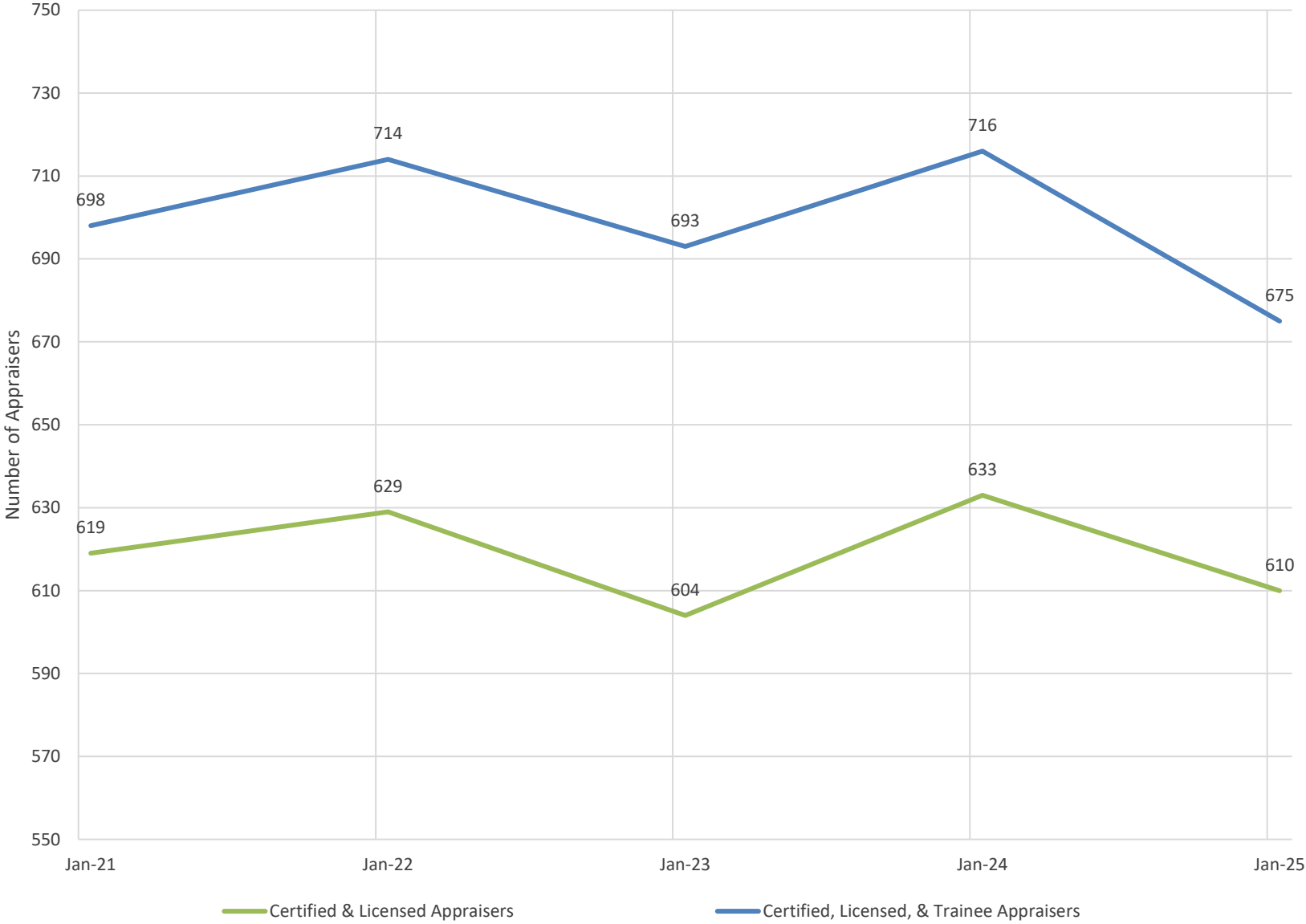
Total Real Property Appraisers (not including Trainee) - Five Year Trend



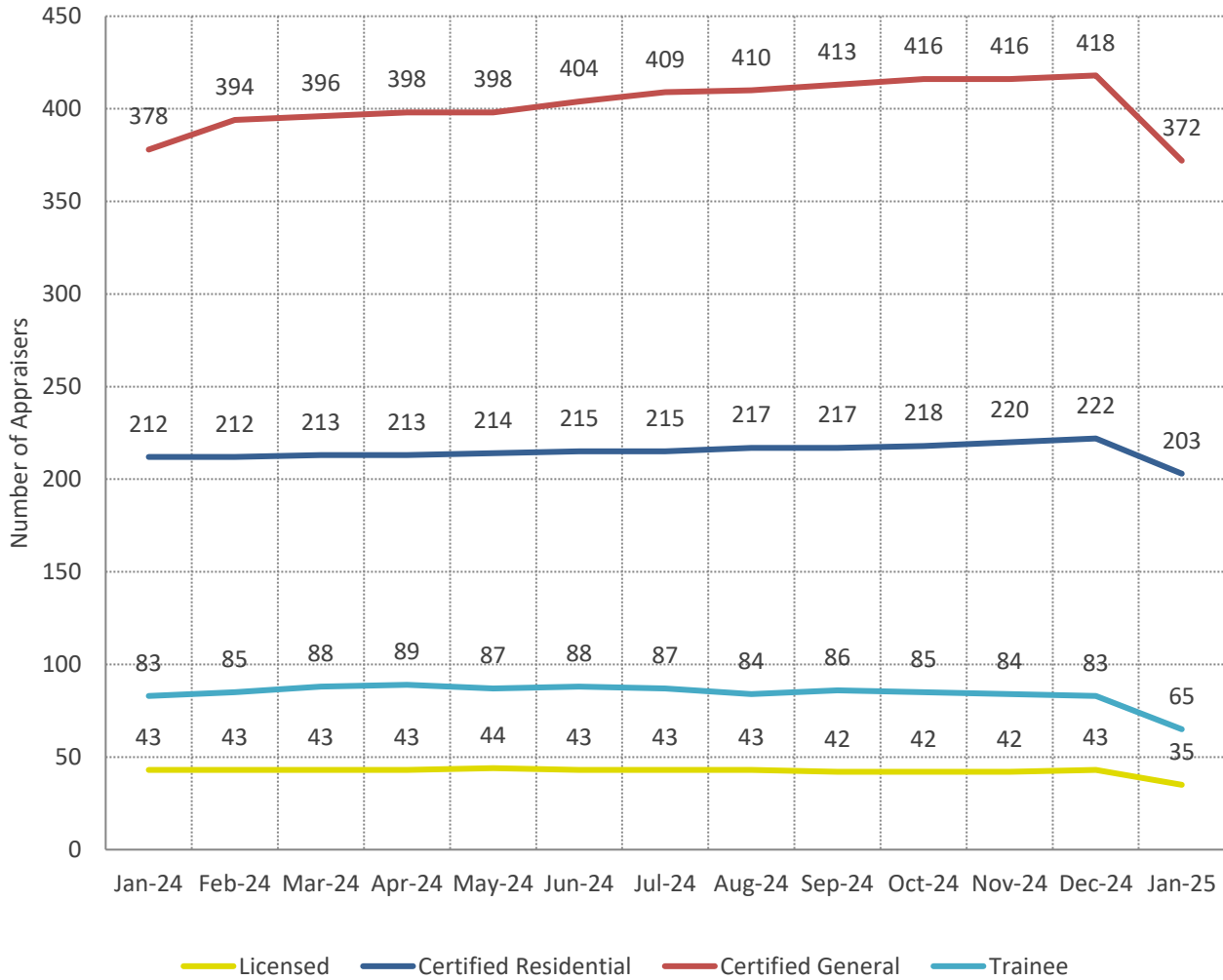
Total Real Property Appraisers by Classification - Five Year Trend



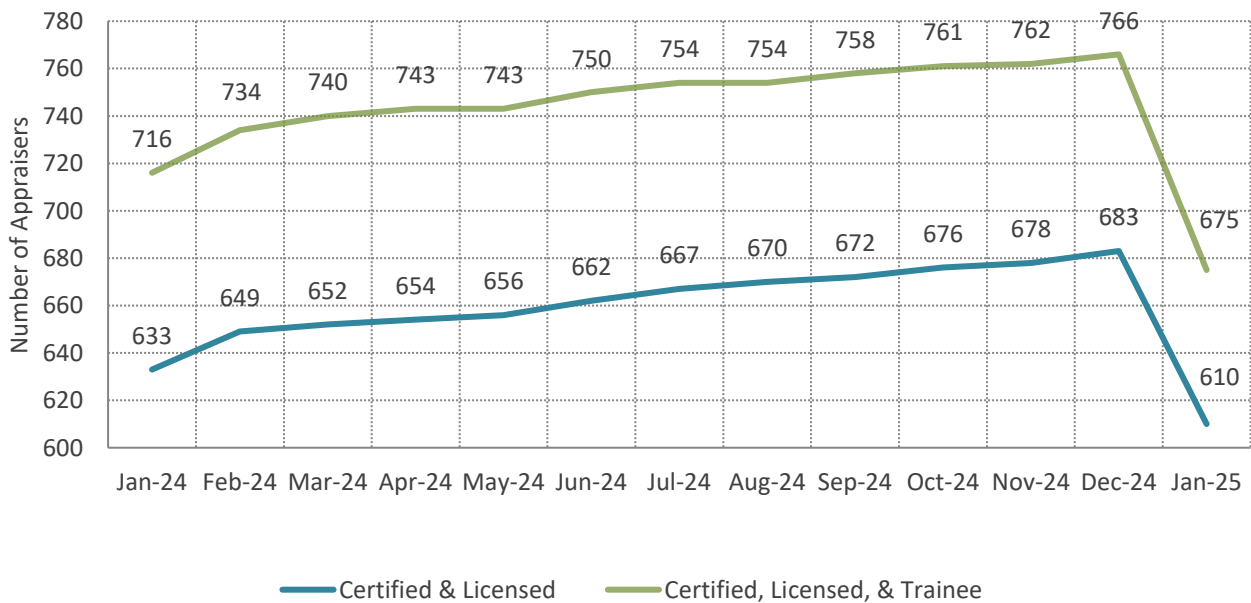
Total Real Property Appraisers - Five Year Trend



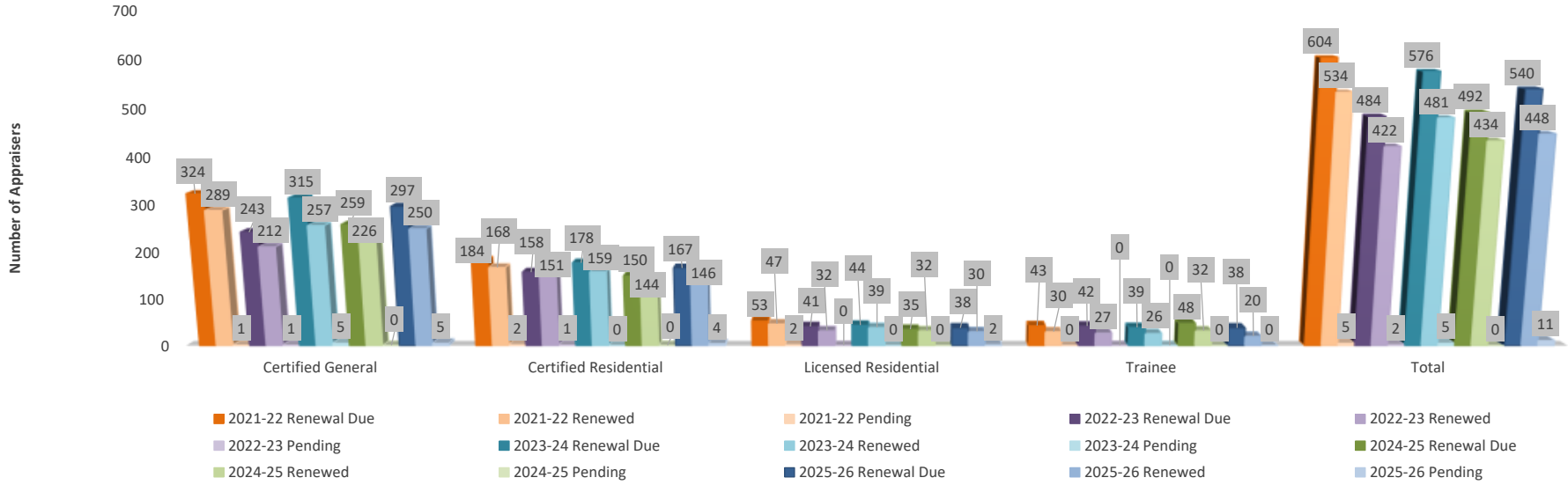
Real Property Appraisers by Classification - Thirteen Month Trend



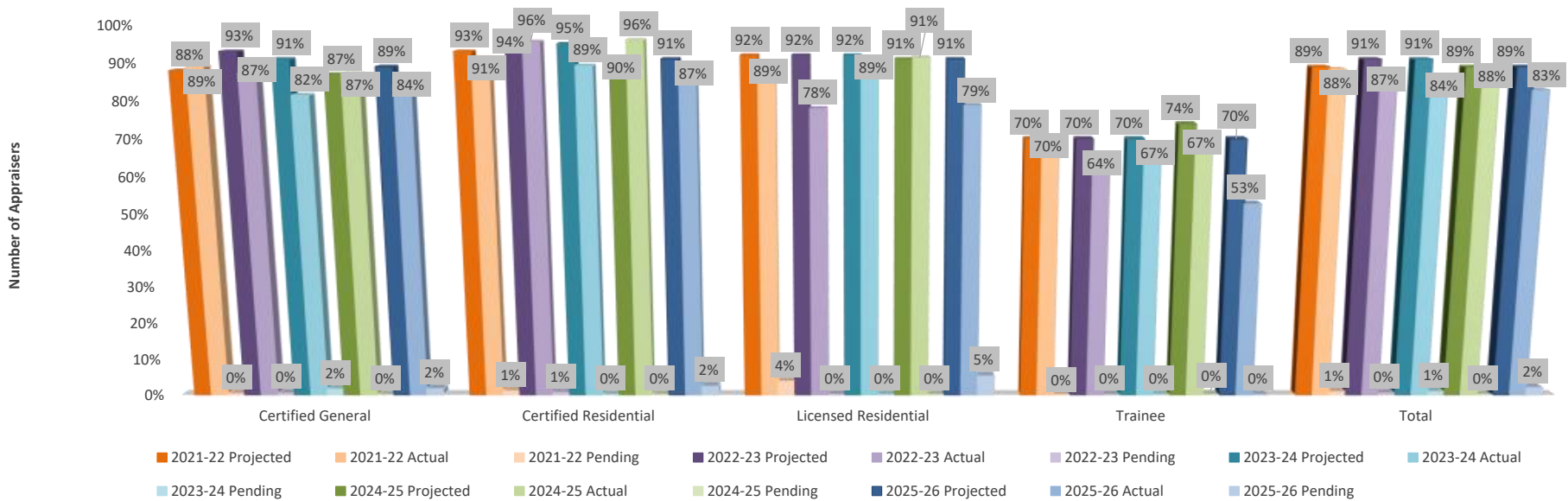
Total Real Property Appraisers - Thirteen Month Trend



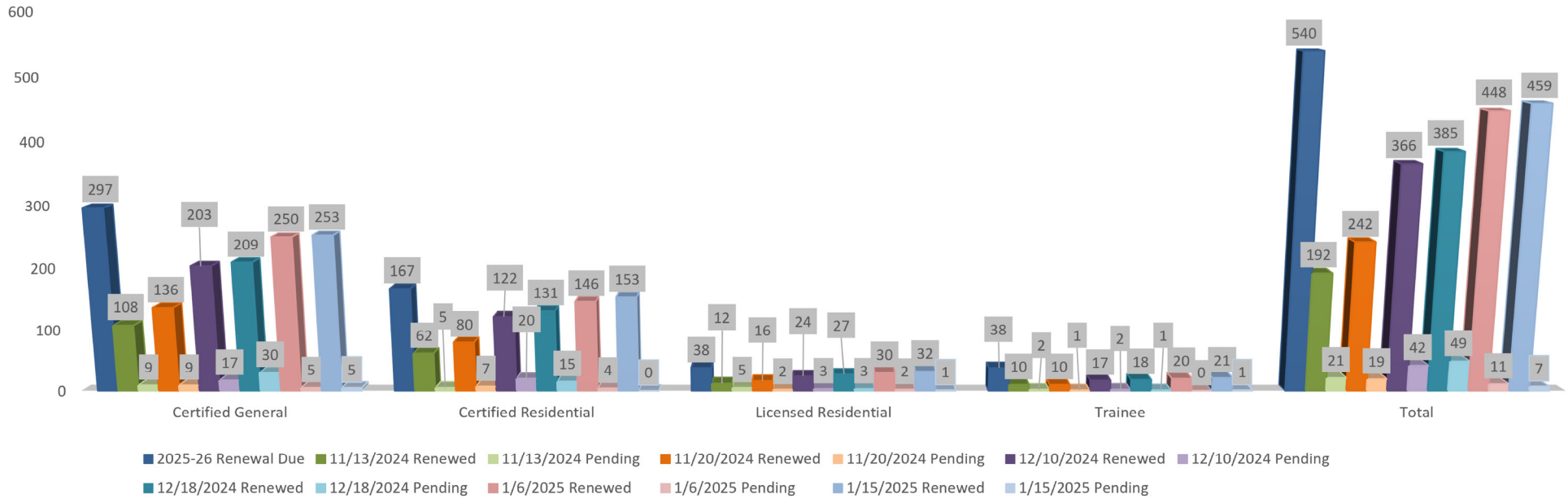
2025-26 APPRAISER COUNT RENEWAL REPORT - 1/6/2025



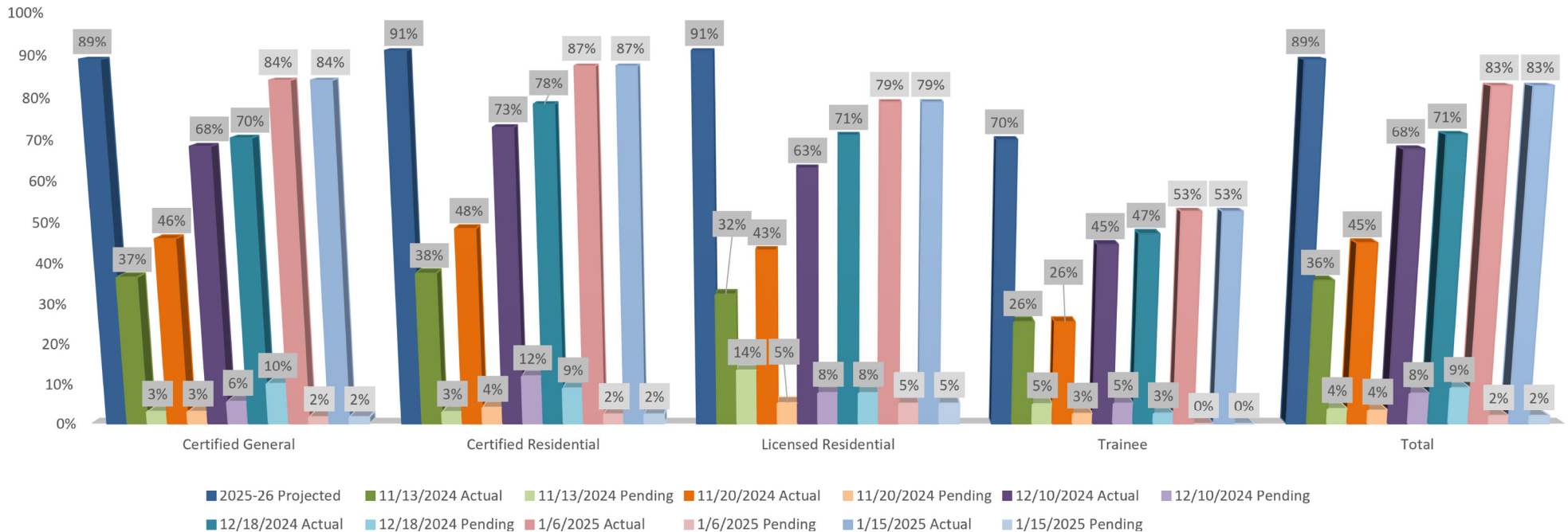
2025-26 PERCENTAGE PROJECTIONS/ACTUALS RENEWAL REPORT - 1/6/2025



2025-26 APPRAISER COUNT RENEWAL PROGRESS REPORT - 1/15/2025

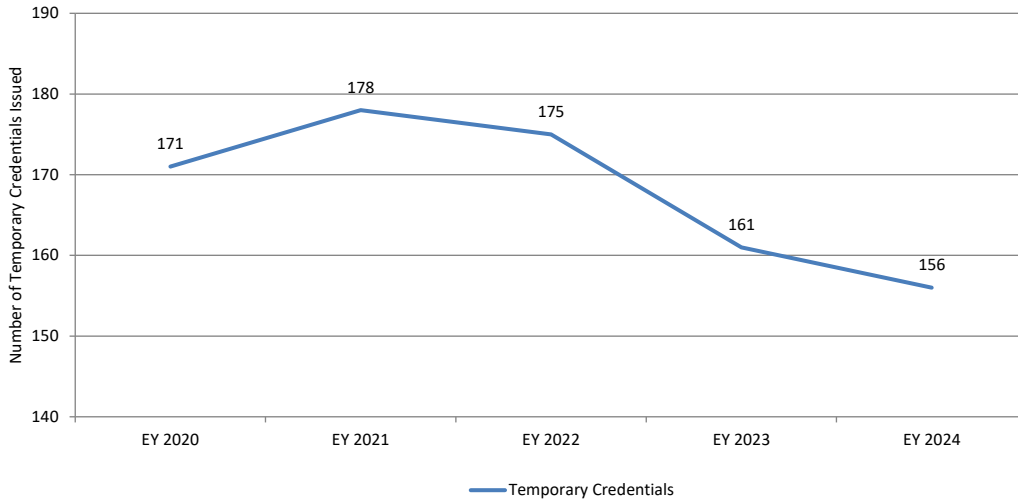


2025-26 PERCENTAGE PROJECTIONS/ACTUALS RENEWAL PROGRESS REPORT - 1/15/2025

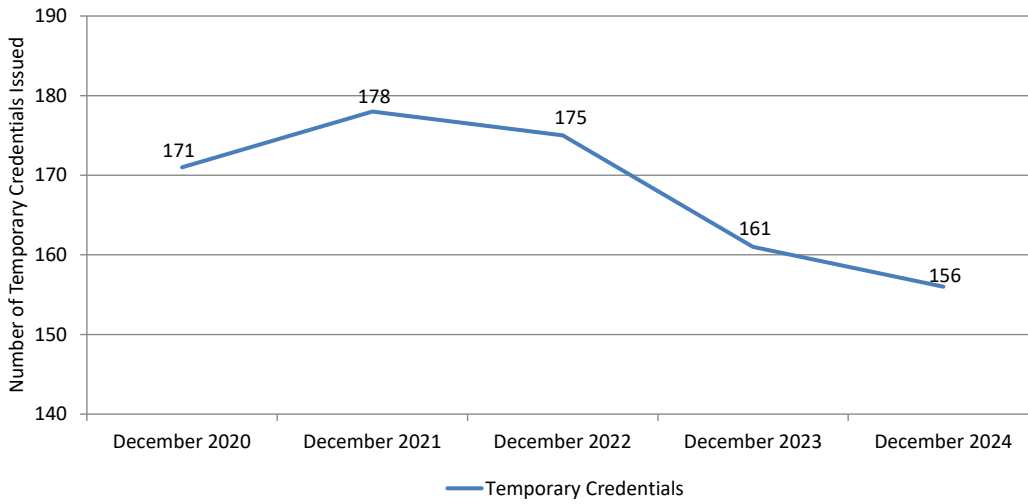


Temporary Real Property Appraiser Report

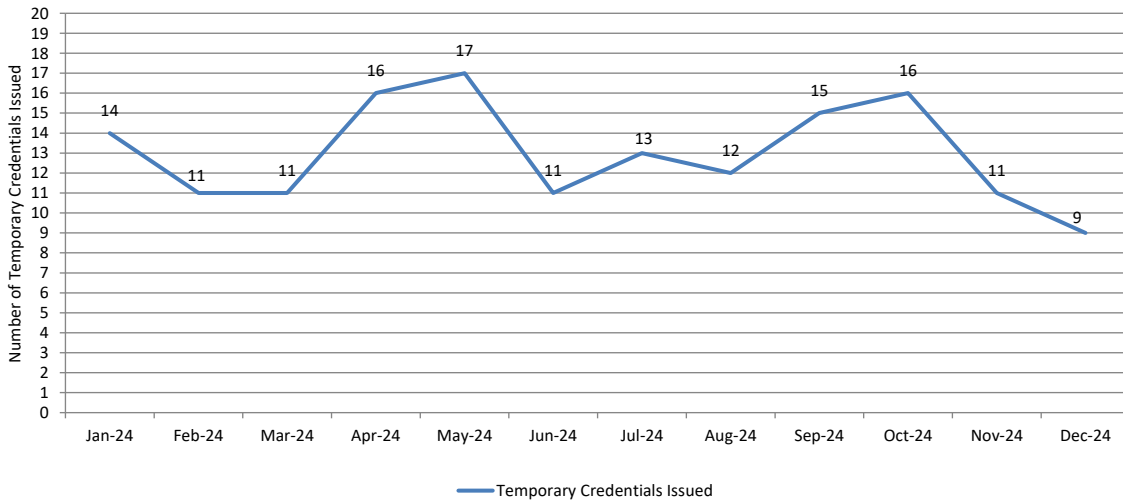
Temporary Real Property Appraiser Credentials Issued by Calendar Year - Five Year Trend



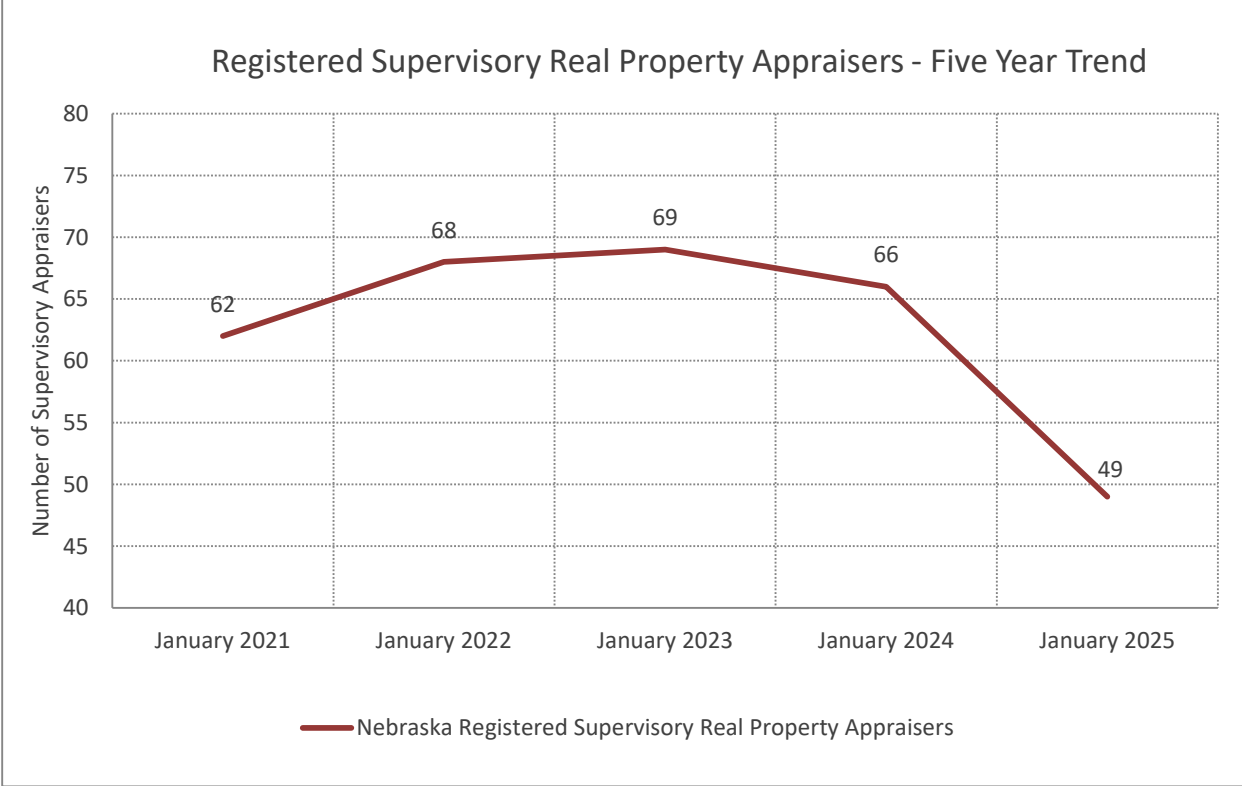
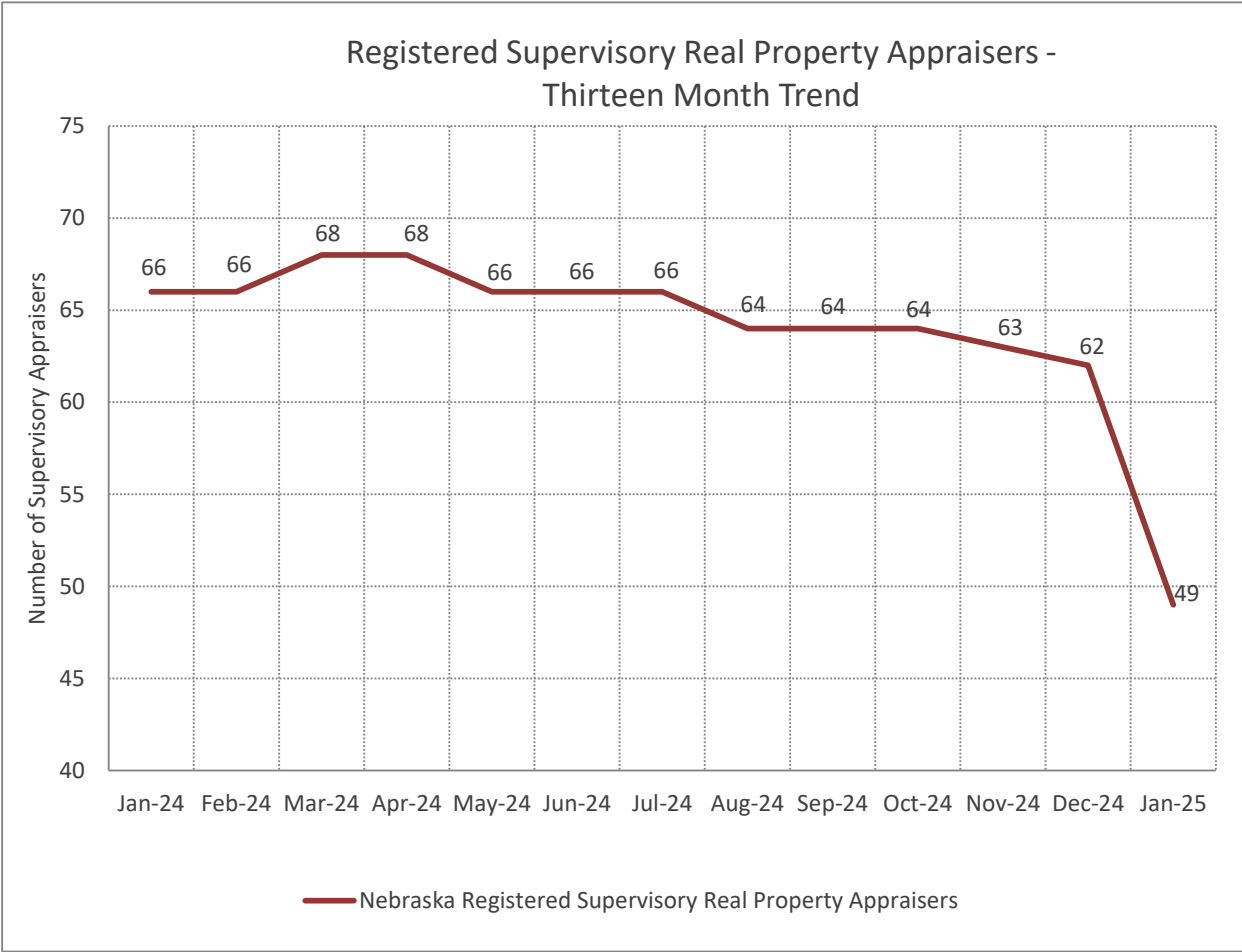
Year-to-date Temporary Real Property Appraiser Credentials Issued - Five Year Trend



Temporary Real Property Appraiser Credentials Issued by Month - Twelve Month Trend

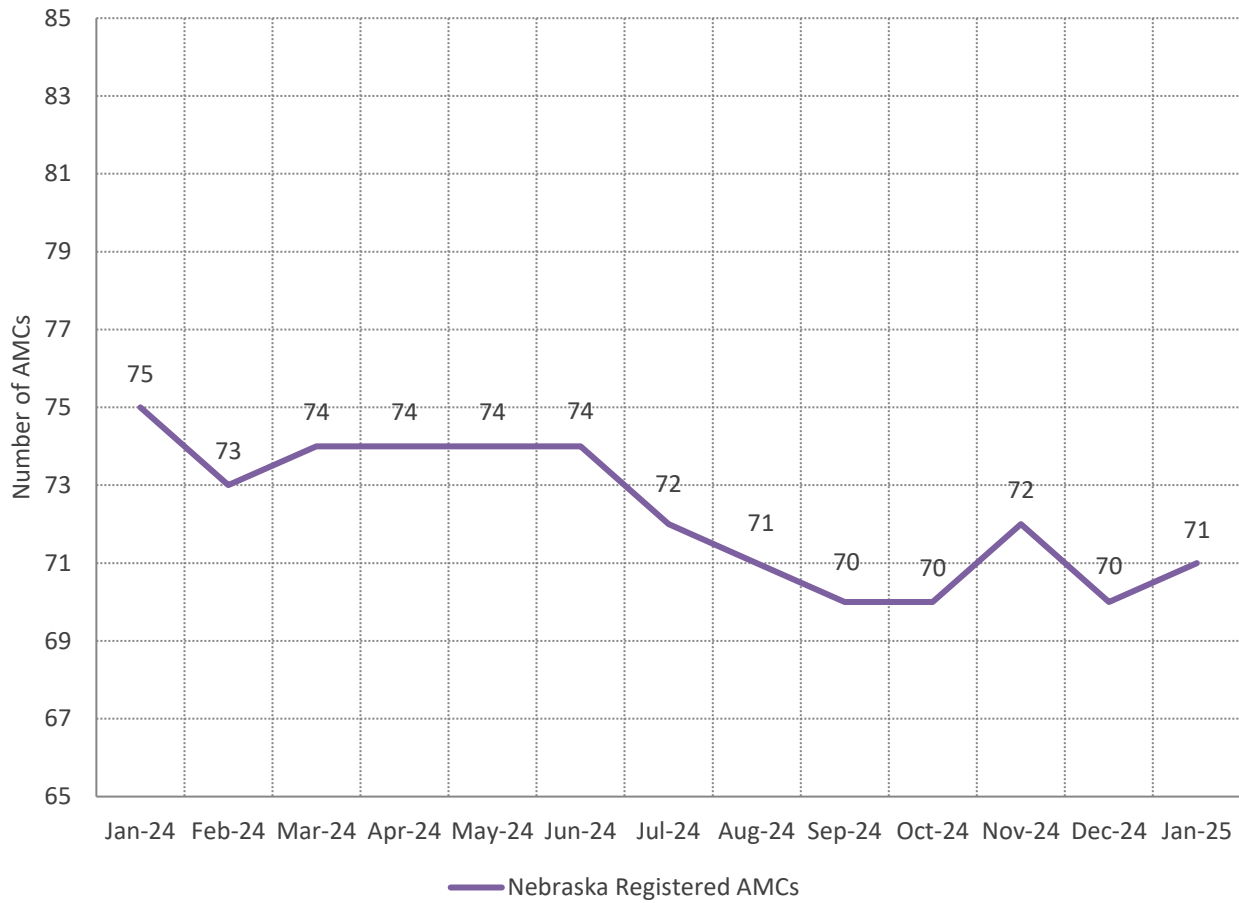


Supervisory Real Property Appraiser Report

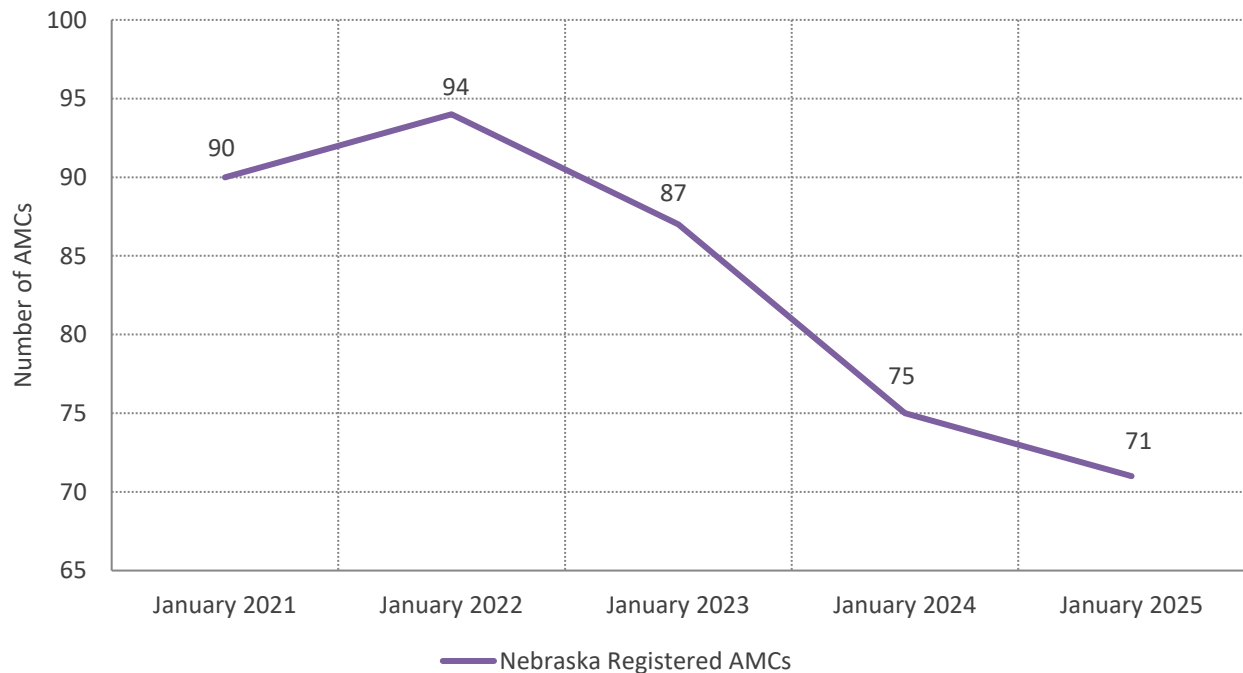


Appraisal Management Company Report

Appraisal Management Companies - Thirteen Month Trend



Appraisal Management Companies - Five Year Trend



NEBRASKA REAL PROPERTY APPRAISER BOARD

DIRECTOR APPROVAL OF REAL PROPERTY APPRAISER APPLICANTS

December 11, 2024 – January 7, 2025

<i>New Trainee Real Property Appraisers</i>		
T24005	Brandt, Sean	Approved December 19, 2024
<i>New Certified Residential Real Property Appraisers through Reciprocity</i>		
CR24012R	Moore, Melissa	Approved December 17, 2024

NEBRASKA REAL PROPERTY APPRAISER BOARD

DIRECTOR APPROVAL OF EDUCATION ACTIVITY AND INSTRUCTOR(S) APPLICANTS

December 11, 2024 – January 7, 2025

Provider	Activity Number	Hours	Title	Instructor(s)	Approval Date
<i>New Continuing Education Activities and Instructors</i>					
Rocky Mountain Appraiser Association	224340A.88	2	Appraisers and Litigation		12/12/2024
McKissock, LLC	224140C.03	4	Navigating AI – Transformative Tools for Appraisers		12/18/2024
McKissock, LLC	224340D.03	4	Live Webinar: Navigating AI – Transformative Tools for Appraisers		12/18/2024
McKissock, LLC	224140F.03	4	Unlocking Valuation Conditions – Desktop & Hybrid Appraisals		12/18/2024
McKissock, LLC	224240H.03	3	Performing Estate Appraisals		12/18/2024
McKissock, LLC	224240J.03	3	Performing Divorce Appraisals		12/18/2024

2024-25 Nebraska Real Property Appraiser Board Goals and Objectives
June 13, 2024 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 to add language to the Real Property Appraiser Act, and the Appraisal Management Company Registration Act, allowing the use of a conditional dismissal in lieu of disciplinary action.	12/31/2024	Completed January 9, 2025.	Address changes to USPAP, Real Property Appraiser Qualifications Criteria, ASC Policy Statements, AQB CAP Program Guidelines, and Title XI as required.	Ongoing.	
	Adopt Title 298 changes to harmonize Title 298 with the changes made to the Nebraska Real Property Appraiser Act and Appraisal Management Company Registration Act in 2024, address the Board's PAVE Dashboard regulations review, add fee schedule, and incorporate changes made to the Real Property Appraiser Qualification Criteria Effective January 1, 2026 and CAP Guidelines effective September 17, 2023.	6/30/2025	Hearing set for February 20, 2025.	Harmonize Title 298 with the changes made to the Nebraska Real Property Appraiser Act and Appraisal Management Company Registration Act as needed.	Ongoing.	
				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.	Ongoing.	
				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.	
COMPLIANCE	Obtain second special assistant attorney general for compliance matters.	1/1/2025	Completed December 19, 2024.	None.		
CREDENTIALING AND REGISTRATION	None.			Explore opportunities to increase the number of Nebraska resident real property appraisers.	Ongoing.	
				Monitor real property appraiser credential renewal dates.	Ongoing.	
EDUCATION	None.			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.	
				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.	
PERSONNEL	None.			Continue updating the policies and procedures documents as needed to ensure compliance with state policy changes, NAPE/ASFCME contract changes and to address general work environment needs and/or changes.	Ongoing.	
PUBLIC INFORMATION	None.			Encourage development of Memos from the Board and Facebook posts that contain facts of interest to the appraiser community.	Ongoing.	
				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.	
				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.	
				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 utilization of the NRPAB Facebook page to disseminate important information in a timely manner that that appraisal business community and general public would otherwise not be aware of, such as documents posted to the NRPAB website, meeting information, and NRPAB policy and business information.	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.	Ongoing.	
				Explore the development and implementation of an updated NRPAB logo.	None.	
				Populate the Disciplinary History Search with all real property appraiser and AMC disciplinary action history for active credential and registration holders.	None.	
ADMINISTRATION	Explore credit card payment option for online applications.	6/30/2025	In progress.	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 for development of online temporary real property appraiser credential application and NRPAB Database interface.	6/30/2025	Grant application submitted to ASC on September 3, 2024.	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.	
				Explore online real property appraiser initial applications (Reciprocity and E,E,&E), AMC initial applications, education activity applications, and other services that require payment of a fee.	None.	
FINANCIALS	Complete 2025-27 Biennial Budget Request addressing agency issues discussed at strategic planning.	10/1/2024	Completed August 16, 2024.	None.		

2024-25 NRPAB SWOT Analysis

STRENGTHS:	WEAKNESSES:	OPPORTUNITIES:	THREATS:
<ul style="list-style-type: none"> * Customer service * Organization * Board member knowledge * Staff knowledge * Adaptability * Professional diversity of Board * Modernization of accessibility 	<ul style="list-style-type: none"> * Industry's inability to grow * Efficiency loss due to database not meeting potential * Regulatory and statutory barriers * Difficulty obtaining new board members 	<ul style="list-style-type: none"> * Growth in real property appraiser field * Continued evaluation of Board and Agency operations * Embrace of available technology * Agency staff size and cross-training of Agency duties * Board member with residential appraisal expertise * Authority for non-disciplinary conditional dismissals * Utilization of ASC grant funding for technology projects * Education of users of appraisal reports 	<ul style="list-style-type: none"> * Agency turnover * Federal agency oversight * Economic climate * Aging appraiser population * Inadequate supervisory appraiser knowledge * Deemphasis on appraisals at the Federal level * Commodification of appraisal reports * Business consolidation * Government consolidation

Overall

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

Percent of Time Elapsed = 50.41

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	202,636.00	12,550.27	96,380.35	47.56		106,255.65
511300 OVERTIME PAYMENTS		1,670.99	3,281.06			3,281.06-
511600 PER DIEM PAYMENTS	7,600.00	500.00	2,700.00	35.53		4,900.00
511700 EMPLOYEE BONUSES	2,000.00					2,000.00
512100 VACATION LEAVE EXPENSE	17,634.00	699.69	10,520.75	59.66		7,113.25
512200 SICK LEAVE EXPENSE	2,281.00		6,965.64	305.38		4,684.64-
512300 HOLIDAY LEAVE EXPENSE	10,769.00	1,472.21	5,578.87	51.80		5,190.13
Personal Services Subtotal	242,920.00	16,893.16	125,426.67	51.63	0.00	117,493.33
515100 RETIREMENT PLANS EXPENSE	17,649.00	1,227.52	9,189.81	52.07		8,459.19
515200 FICA EXPENSE	18,583.00	1,158.66	8,727.21	46.96		9,855.79
515500 HEALTH INSURANCE EXPENSE	59,730.00	4,410.80	28,731.68	48.10		30,998.32
516500 WORKERS COMP PREMIUMS	1,546.00		1,546.00	100.00		
Major Account 510000 Total	340,428.00	23,690.14	173,621.37	51.00	0.00	166,806.63
520000 OPERATING EXPENSES						
521100 POSTAGE EXPENSE	2,500.00	392.10	1,448.73	57.95		1,051.27
521400 DATA PROCESSING EXPENSE	32,164.00	3,809.77	13,230.81	41.14		18,933.19
521500 PUBLICATION & PRINT EXPENSE	3,000.00		1,110.12	37.00		1,889.88
521900 AWARDS EXPENSE	50.00					50.00
522100 DUES & SUBSCRIPTION EXPENSE	600.00		600.00	100.00		
522200 CONFERENCE REGISTRATION			650.00			650.00-
524600 RENT EXPENSE-BUILDINGS	12,772.00	1,034.31	6,354.36	49.75		6,417.64
524900 RENT EXP-DUPR SURCHARGE	4,187.00	348.91	2,093.46	50.00		2,093.54
527100 REP & MAINT-OFFICE EQUIP	136.00		136.00	100.00		
531100 OFFICE SUPPLIES EXPENSE	2,000.00		233.58	11.68		1,766.42
532100 NON CAPITALIZED EQUIP PU			1,830.00			1,830.00-
541100 ACCTG & AUDITING SERVICES	1,128.00		1,128.00	100.00		
541200 PURCHASING ASSESSMENT	39.00		39.00	100.00		
541500 LEGAL SERVICES EXPENSE	20,000.00					20,000.00
541700 LEGAL RELATED EXPENSE	3,000.00	15.00	15.00	.50		2,985.00
542100 SOS TEMP SERV-PERSONNEL	6,200.00	1,510.71	2,618.56	42.23		3,581.44
547100 EDUCATIONAL SERVICES	68.00		51.00	75.00		17.00

Overall

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

Percent of Time Elapsed = 50.41

ACCOUNT CODE DESCRIPTION	BUDGETED AMOUNT	CURRENT MONTH ACTIVITY	YEAR-TO-DATE ACTUALS	PERCENT OF BUDGET	ENCUMBERANCES	VARIANCE
554900 OTHER CONTRACTUAL SERVICE	27,000.00	375.00	7,912.25	29.30		19,087.75
556100 INSURANCE EXPENSE	53.00		18.18	34.30		34.82
559100 OTHER OPERATING EXP	47,164.96		60.00	.13		47,104.96
Major Account 520000 Total	162,061.96	7,485.80	39,529.05	24.39	0.00	122,532.91
570000 TRAVEL EXPENSES						
571100 BOARD & LODGING	3,300.00	330.00	2,886.88	87.48		413.12
571800 MEALS - TRAVEL STATUS	1,860.00	214.20	1,249.79	67.19		610.21
573100 STATE-OWNED TRANSPORT	200.00					200.00
574500 PERSONAL VEHICLE MILEAGE	8,375.00	834.82	5,528.17	66.01		2,846.83
575100 MISC TRAVEL EXPENSES	400.00	40.50	189.50	47.38		210.50
Major Account 570000 Total	14,135.00	1,419.52	9,854.34	69.72	0.00	4,280.66
BUDGETED EXPENDITURES TOTAL	516,624.96	32,595.46	223,004.76	43.17	0.00	293,620.20

SUMMARY BY FUND TYPE - EXPENDITURES

2 CASH FUNDS	516,624.96	32,595.46	223,004.76	43.17		293,620.20
BUDGETED EXPENDITURES TOTAL	516,624.96	32,595.46	223,004.76	43.17	0.00	293,620.20

BUDGETED FUND TYPES - REVENUES

470000 REVENUE - SALES AND CHARGES

471100 SALE OF SERVICES	450.00-	25.00-	225.00-	50.00		225.00-
471120 QUALIFYING ED COURSE FEES	1,600.00-		550.00-	34.38		1,050.00-
471121 CONTINUING ED NEW FEES	2,500.00-	25.00-	725.00-	29.00		1,775.00-
471122 CONTINUING ED RENEWAL FEES	150.00-		40.00-	26.67		110.00-
475150 CERTIFIED GENERAL NEW FEES	9,300.00-	900.00-	3,900.00-	41.94		5,400.00-
475151 LICENSED NEW FEES	300.00-		300.00-	100.00		
475152 FINGERPRINT FEES	2,760.25-	226.25-	1,312.25-	47.54		1,448.00-
475153 CERTIFIED RESIDENTIAL NEW	3,000.00-	600.00-	1,800.00-	60.00		1,200.00-
475154 CERTIFIED GENERAL RENEWAL	116,050.00-	34,925.00-	116,050.00-	100.00		
475155 LICENSED RENEWAL	12,100.00-	3,850.00-	11,275.00-	93.18		825.00-
475156 FINGERPRINT AUDIT PROGRAM FEES			20.00-			20.00
475157 CERTIFIED RESIDENTIAL RENEWAL	62,700.00-	21,450.00-	58,575.00-	93.42		4,125.00-
475161 TEMPORARY CERTIFIED GENERAL	8,250.00-	450.00-	3,850.00-	46.67		4,400.00-

Overall

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

Percent of Time Elapsed = 50.41

ACCOUNT CODE DESCRIPTION		BUDGETED AMOUNT	CURRENT MONTH ACTIVITY	YEAR-TO-DATE ACTUALS	PERCENT OF BUDGET	ENCUMBERANCES	VARIANCE
475163	AMC REGISTERED NEW FEES	4,000.00-		6,000.00-	150.00		2,000.00
475164	AMC APPLICATION FEES	700.00-		1,050.00-	150.00		350.00
475165	AMC REGISTERED RENEWAL	99,000.00-	13,500.00-	54,000.00-	54.55		45,000.00-
475166	FED REG AMC RPT FORM PROC FEES	700.00-					700.00-
475167	CERTIFIED RESIDENTIAL INACTIVE	300.00-					300.00-
475168	CERTIFIED GENERAL INACTIVE	300.00-					300.00-
475234	APPLICATION FEES	25,650.00-	1,650.00-	12,050.00-	46.98		13,600.00-
476101	LATE PROCESSING FEES	4,175.00-	1,475.00-	1,900.00-	45.51		2,275.00-
Major Account 470000 Total		<u>353,985.25-</u>	<u>79,076.25-</u>	<u>273,622.25-</u>	<u>77.30</u>	<u>0.00</u>	<u>80,363.00-</u>
480000 REVENUE - MISCELLANEOUS							
481100	INVESTMENT INCOME	21,000.00-	1,796.22-	12,244.94-	58.31		8,755.06-
484500	REIMB NON-GOVT SOURCES	1,000.00-	870.00-	1,835.62-	183.56		835.62
Major Account 480000 Total		<u>22,000.00-</u>	<u>2,666.22-</u>	<u>14,080.56-</u>	<u>64.00</u>	<u>0.00</u>	<u>7,919.44-</u>
490000 REVENUE - OTHER FINANCIAL SOURCES/U							
491300	SALE - SURP PROP/FIXED ASSET			92.00-			92.00
Major Account 490000 Total		<u>0.00</u>	<u>0.00</u>	<u>92.00-</u>	<u>0.00</u>	<u>0.00</u>	<u>92.00</u>
BUDGETED REVENUE TOTAL		<u>375,985.25-</u>	<u>81,742.47-</u>	<u>287,794.81-</u>	<u>76.54</u>	<u>0.00</u>	<u>88,190.44-</u>
SUMMARY BY FUND TYPE - REVENUE							
2	CASH FUNDS	375,985.25-	81,742.47-	287,794.81-	76.54		88,190.44-
BUDGETED REVENUE TOTAL		<u>375,985.25-</u>	<u>81,742.47-</u>	<u>287,794.81-</u>	<u>76.54</u>	<u>0.00</u>	<u>88,190.44-</u>

Appraiser

Agency 053 REAL PROPERTY APPRAISER BD
Division
Program 079 APPRAISER LICENSING

Percent of Time Elapsed = 50.41

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	131,713.40	8,157.65	62,647.22	47.56		69,066.18
511300 OVERTIME PAYMENTS		1,086.28	2,132.67			2,132.67-
511600 PER DIEM PAYMENTS	4,940.00	325.00	1,755.00	35.53		3,185.00
511700 EMPLOYEE BONUSES	1,300.00					1,300.00
512100 VACATION LEAVE EXPENSE	11,462.10	454.80	6,838.08	59.66		4,624.02
512200 SICK LEAVE EXPENSE	1,482.65		4,527.56	305.37		3,044.91-
512300 HOLIDAY LEAVE EXPENSE	6,999.85	956.94	3,626.26	51.80		3,373.59
Personal Services Subtotal	157,898.00	10,980.67	81,526.79	51.63	0.00	76,371.21
515100 RETIREMENT PLANS EXPENSE	11,471.85	797.86	5,973.37	52.07		5,498.48
515200 FICA EXPENSE	12,078.95	753.10	5,672.62	46.96		6,406.33
515500 HEALTH INSURANCE EXPENSE	38,824.50	2,867.07	18,675.45	48.10		20,149.05
516500 WORKERS COMP PREMIUMS	1,004.90		1,004.90	100.00		
Major Account 510000 Total	221,278.20	15,398.70	112,853.13	51.00	0.00	108,425.07
520000 OPERATING EXPENSES						
521100 POSTAGE EXPENSE	1,625.00	341.42	1,260.88	77.59		364.12
521400 DATA PROCESSING EXPENSE	20,906.60	2,593.16	8,878.60	42.47		12,028.00
521500 PUBLICATION & PRINT EXPENSE	1,950.00		721.58	37.00		1,228.42
521900 AWARDS EXPENSE	32.50					32.50
522100 DUES & SUBSCRIPTION EXPENSE	390.00		390.00	100.00		
522200 CONFERENCE REGISTRATION			422.50			422.50-
524600 RENT EXPENSE-BUILDINGS	8,301.80	672.30	4,130.35	49.75		4,171.45
524900 RENT EXP-DUPR SURCHARGE	2,721.55	226.79	1,360.74	50.00		1,360.81
527100 REP & MAINT-OFFICE EQUIP	88.40		88.40	100.00		
531100 OFFICE SUPPLIES EXPENSE	1,300.00		151.82	11.68		1,148.18
532100 NON CAPITALIZED EQUIP PU			1,189.50			1,189.50-
541100 ACCTG & AUDITING SERVICES	733.20		733.20	100.00		
541200 PURCHASING ASSESSMENT	25.35		25.35	100.00		
541500 LEGAL SERVICES EXPENSE	18,000.00					18,000.00
541700 LEGAL RELATED EXPENSE	2,700.00	15.00	15.00	.56		2,685.00
542100 SOS TEMP SERV-PERSONNEL	4,030.00	981.96	1,702.06	42.23		2,327.94
547100 EDUCATIONAL SERVICES	44.20		33.15	75.00		11.05

Appraiser

Agency 053 REAL PROPERTY APPRAISER BD
Division
Program 079 APPRAISER LICENSING

Percent of Time Elapsed = 50.41

ACCOUNT CODE DESCRIPTION	BUDGETED AMOUNT	CURRENT MONTH ACTIVITY	YEAR-TO-DATE ACTUALS	PERCENT OF BUDGET	ENCUMBERANCES	VARIANCE
554900 OTHER CONTRACTUAL SERVICE	26,350.00	375.00	7,640.75	29.00		18,709.25
556100 INSURANCE EXPENSE	34.45		11.82	34.31		22.63
559100 OTHER OPERATING EXP	30,657.22		40.00	.13		30,617.22
Major Account 520000 Total	119,890.27	5,205.63	28,795.70	24.02	0.00	91,094.57
570000 TRAVEL EXPENSES						
571100 BOARD & LODGING	2,145.00	214.50	1,876.47	87.48		268.53
571800 MEALS - TRAVEL STATUS	1,209.00	139.23	812.32	67.19		396.68
573100 STATE-OWNED TRANSPORT	130.00					130.00
574500 PERSONAL VEHICLE MILEAGE	5,443.75	542.64	3,593.34	66.01		1,850.41
575100 MISC TRAVEL EXPENSES	260.00	26.34	123.17	47.37		136.83
Major Account 570000 Total	9,187.75	922.71	6,405.30	69.72	0.00	2,782.45
BUDGETED EXPENDITURES TOTAL	350,356.22	21,527.04	148,054.13	42.26	0.00	202,302.09

SUMMARY BY FUND TYPE - EXPENDITURES

2 CASH FUNDS	350,356.22	21,527.04	148,054.13	42.26		202,302.09
BUDGETED EXPENDITURES TOTAL	350,356.22	21,527.04	148,054.13	42.26	0.00	202,302.09

BUDGETED FUND TYPES - REVENUES

470000 REVENUE - SALES AND CHARGES

471100 SALE OF SERVICES	450.00-	25.00-	225.00-	50.00		225.00-
471120 QUALIFYING ED COURSE FEES	1,600.00-		550.00-	34.38		1,050.00-
471121 CONTINUING ED NEW FEES	2,500.00-	25.00-	725.00-	29.00		1,775.00-
471122 CONTINUING ED RENEWAL FEES	150.00-		40.00-	26.67		110.00-
475150 CERTIFIED GENERAL NEW FEES	9,300.00-	900.00-	3,900.00-	41.94		5,400.00-
475151 LICENSED NEW FEES	300.00-		300.00-	100.00		
475152 FINGERPRINT FEES	2,760.25-	226.25-	1,312.25-	47.54		1,448.00-
475153 CERTIFIED RESIDENTIAL NEW	3,000.00-	600.00-	1,800.00-	60.00		1,200.00-
475154 CERTIFIED GENERAL RENEWAL	116,050.00-	34,925.00-	116,050.00-	100.00		
475155 LICENSED RENEWAL	12,100.00-	3,850.00-	11,275.00-	93.18		825.00-
475156 FINGERPRINT AUDIT PROGRAM FEES			20.00-			20.00
475157 CERTIFIED RESIDENTIAL RENEWAL	62,700.00-	21,450.00-	58,575.00-	93.42		4,125.00-
475161 TEMPORARY CERTIFIED GENERAL	8,250.00-	450.00-	3,850.00-	46.67		4,400.00-

Appraiser

Agency 053 REAL PROPERTY APPRAISER BD
Division
Program 079 APPRAISER LICENSING

Percent of Time Elapsed = 50.41

	<u>BUDGETED</u>	<u>CURRENT MONTH</u>	<u>YEAR-TO-DATE</u>	<u>PERCENT OF</u>	<u>ENCUMBERANCES</u>	<u>VARIANCE</u>
<u>ACCOUNT CODE DESCRIPTION</u>	<u>AMOUNT</u>	<u>ACTIVITY</u>	<u>ACTUALS</u>	<u>BUDGET</u>		
475167 CERTIFIED RESIDENTIAL INACTIVE	300.00-					300.00-
475168 CERTIFIED GENERAL INACTIVE	300.00-					300.00-
475234 APPLICATION FEES	25,650.00-	1,650.00-	12,050.00-	46.98		13,600.00-
476101 LATE PROCESSING FEES	3,900.00-	1,450.00-	1,800.00-	46.15		2,100.00-
Major Account 470000 Total	<u>249,310.25-</u>	<u>65,551.25-</u>	<u>212,472.25-</u>	<u>85.22</u>	<u>0.00</u>	<u>36,838.00-</u>
480000 REVENUE - MISCELLANEOUS						
481100 INVESTMENT INCOME	12,000.00-	1,015.36-	6,804.93-	56.71		5,195.07-
484500 REIMB NON-GOVT SOURCES	500.00-	870.00-	1,791.90-	358.38		1,291.90
Major Account 480000 Total	<u>12,500.00-</u>	<u>1,885.36-</u>	<u>8,596.83-</u>	<u>68.77</u>	<u>0.00</u>	<u>3,903.17-</u>
490000 REVENUE - OTHER FINANCIAL SOURCES/U						
491300 SALE - SURP PROP/FIXED ASSET			59.80-			59.80
Major Account 490000 Total	<u>0.00</u>	<u>0.00</u>	<u>59.80-</u>	<u>0.00</u>	<u>0.00</u>	<u>59.80</u>
BUDGETED REVENUE TOTAL	<u>261,810.25-</u>	<u>67,436.61-</u>	<u>221,128.88-</u>	<u>84.46</u>	<u>0.00</u>	<u>40,681.37-</u>
SUMMARY BY FUND TYPE - REVENUE						
2 CASH FUNDS	261,810.25-	67,436.61-	221,128.88-	84.46		40,681.37-
BUDGETED REVENUE TOTAL	<u>261,810.25-</u>	<u>67,436.61-</u>	<u>221,128.88-</u>	<u>84.46</u>	<u>0.00</u>	<u>40,681.37-</u>



STATE OF NEBRASKA
Department of Administrative Services
Accounting Division
Budget Status Report
As of 12/31/24

Agency 053 REAL PROPERTY APPRAISER BD
Division
Program 079 APPRAISER LICENSING

Percent of Time Elapsed = 50.41

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	70,922.60	4,392.62	33,733.13	47.56		37,189.47
511300 OVERTIME PAYMENTS		584.71	1,148.39			1,148.39-
511600 PER DIEM PAYMENTS	2,660.00	175.00	945.00	35.53		1,715.00
511700 EMPLOYEE BONUSES	700.00					700.00
512100 VACATION LEAVE EXPENSE	6,171.90	244.89	3,682.67	59.67		2,489.23
512200 SICK LEAVE EXPENSE	798.35		2,438.08	305.39		1,639.73-
512300 HOLIDAY LEAVE EXPENSE	3,769.15	515.27	1,952.61	51.81		1,816.54
Personal Services Subtotal	85,022.00	5,912.49	43,899.88	51.63	0.00	41,122.12
515100 RETIREMENT PLANS EXPENSE	6,177.15	429.66	3,216.44	52.07		2,960.71
515200 FICA EXPENSE	6,504.05	405.56	3,054.59	46.96		3,449.46
515500 HEALTH INSURANCE EXPENSE	20,905.50	1,543.73	10,056.23	48.10		10,849.27
516500 WORKERS COMP PREMIUMS	541.10		541.10	100.00		
Major Account 510000 Total	119,149.80	8,291.44	60,768.24	51.00	0.00	58,381.56
520000 OPERATING EXPENSES						
521100 POSTAGE EXPENSE	875.00	50.68	187.85	21.47		687.15
521400 DATA PROCESSING EXPENSE	11,257.40	1,216.61	4,352.21	38.66		6,905.19
521500 PUBLICATION & PRINT EXPENSE	1,050.00		388.54	37.00		661.46
521900 AWARDS EXPENSE	17.50					17.50
522100 DUES & SUBSCRIPTION EXPENSE	210.00		210.00	100.00		
522200 CONFERENCE REGISTRATION			227.50			227.50-
524600 RENT EXPENSE-BUILDINGS	4,470.20	362.01	2,224.01	49.75		2,246.19
524900 RENT EXP-DUPR SURCHARGE	1,465.45	122.12	732.72	50.00		732.73
527100 REP & MAINT-OFFICE EQUIP	47.60		47.60	100.00		
531100 OFFICE SUPPLIES EXPENSE	700.00		81.76	11.68		618.24
532100 NON CAPITALIZED EQUIP PU			640.50			640.50-
541100 ACCTG & AUDITING SERVICES	394.80		394.80	100.00		
541200 PURCHASING ASSESSMENT	13.65		13.65	100.00		
541500 LEGAL SERVICES EXPENSE	2,000.00					2,000.00
541700 LEGAL RELATED EXPENSE	300.00					300.00
542100 SOS TEMP SERV-PERSONNEL	2,170.00	528.75	916.50	42.24		1,253.50
547100 EDUCATIONAL SERVICES	23.80		17.85	75.00		5.95

STATE OF NEBRASKA
Department of Administrative Services
Accounting Division
Budget Status Report
As of 12/31/24



Agency 053 REAL PROPERTY APPRAISER BD
Division
Program 079 APPRAISER LICENSING

Percent of Time Elapsed = 50.41

ACCOUNT CODE DESCRIPTION	BUDGETED AMOUNT	CURRENT MONTH ACTIVITY	YEAR-TO-DATE ACTUALS	PERCENT OF BUDGET	ENCUMBERANCES	VARIANCE
554900 OTHER CONTRACTUAL SERVICE	650.00		271.50	41.77		378.50
556100 INSURANCE EXPENSE	18.55		6.36	34.29		12.19
559100 OTHER OPERATING EXP	16,507.74		20.00	.12		16,487.74
Major Account 520000 Total	42,171.69	2,280.17	10,733.35	25.45	0.00	31,438.34
570000 TRAVEL EXPENSES						
571100 BOARD & LODGING	1,155.00	115.50	1,010.41	87.48		144.59
571800 MEALS - TRAVEL STATUS	651.00	74.97	437.47	67.20		213.53
573100 STATE-OWNED TRANSPORT	70.00					70.00
574500 PERSONAL VEHICLE MILEAGE	2,931.25	292.18	1,934.83	66.01		996.42
575100 MISC TRAVEL EXPENSES	140.00	14.16	66.33	47.38		73.67
Major Account 570000 Total	4,947.25	496.81	3,449.04	69.72	0.00	1,498.21
BUDGETED EXPENDITURES TOTAL	166,268.74	11,068.42	74,950.63	45.08	0.00	91,318.11

SUMMARY BY FUND TYPE - EXPENDITURES

2 CASH FUNDS	166,268.74	11,068.42	74,950.63	45.08		91,318.11
BUDGETED EXPENDITURES TOTAL	166,268.74	11,068.42	74,950.63	45.08	0.00	91,318.11

BUDGETED FUND TYPES - REVENUES

470000 REVENUE - SALES AND CHARGES

475163 AMC REGISTERED NEW FEES	4,000.00-		6,000.00-	150.00		2,000.00
475164 AMC APPLICATION FEES	700.00-		1,050.00-	150.00		350.00
475165 AMC REGISTERED RENEWAL	99,000.00-	13,500.00-	54,000.00-	54.55		45,000.00-
475166 FED REG AMC RPT FORM PROC FEES	700.00-					700.00-
476101 LATE PROCESSING FEES	275.00-	25.00-	100.00-	36.36		175.00-
Major Account 470000 Total	104,675.00-	13,525.00-	61,150.00-	58.42	0.00	43,525.00-

480000 REVENUE - MISCELLANEOUS

481100 INVESTMENT INCOME	9,000.00-	780.86-	5,440.01-	60.44		3,559.99-
484500 REIMB NON-GOVT SOURCES	500.00-		43.72-	8.74		456.28-
Major Account 480000 Total	9,500.00-	780.86-	5,483.73-	57.72	0.00	4,016.27-



Agency 053 REAL PROPERTY APPRAISER BD
 Division
 Program 079 APPRAISER LICENSING

Percent of Time Elapsed = 50.41

ACCOUNT CODE DESCRIPTION	BUDGETED AMOUNT	CURRENT MONTH ACTIVITY	YEAR-TO-DATE ACTUALS	PERCENT OF BUDGET	ENCUMBERANCES	VARIANCE
490000 REVENUE - OTHER FINANCIAL SOURCES/U						
491300 SALE - SURP PROP/FIXED ASSET			32.20-			32.20
Major Account 490000 Total	<u>0.00</u>	<u>0.00</u>	<u>32.20-</u>	<u>0.00</u>	<u>0.00</u>	<u>32.20</u>
BUDGETED REVENUE TOTAL	<u>114,175.00-</u>	<u>14,305.86-</u>	<u>66,665.93-</u>	<u>58.39</u>	<u>0.00</u>	<u>47,509.07-</u>
SUMMARY BY FUND TYPE - REVENUE						
2 CASH FUNDS	114,175.00-	14,305.86-	66,665.93-	58.39		47,509.07-
BUDGETED REVENUE TOTAL	<u>114,175.00-</u>	<u>14,305.86-</u>	<u>66,665.93-</u>	<u>58.39</u>	<u>0.00</u>	<u>47,509.07-</u>

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.		596530	12/18/24	RC	RB	NRPAB DEPOSIT 241218	7700535		25.00-
			471100 SALE OF SERVICES									25.00-
Total for Object												
25310	079	000	53105018.471121.		597257	12/26/24	RC	RB	NRPAB DEPOSIT 241226	7706426		25.00-
			471121 CONTINUING ED NEW FEES									25.00-
Total for Object												
25310	079	000	53105018.475150.		594444	12/04/24	RC	RB	NRPAB DEPOSIT 241204	7685086		300.00-
25310	079	000	53105018.475150.		597256	12/16/24	RC	RB	NRPAB DEPOSIT 241226	7706787		300.00-
25310	079	000	53105018.475150.		597644	12/30/24	RC	RB	DEPOSIT 241230	7708835		300.00-
			475150 CERTIFIED GENERAL NEW FEES									900.00-
Total for Object												
25310	079	000	53105018.475152.		594444	12/04/24	RC	RB	NRPAB DEPOSIT 241204	7685086		90.50-
25310	079	000	53105018.475152.		596280	12/17/24	RC	RB	NRPAB DEPOSIT 241217	7698624		90.50-
25310	079	000	53105018.475152.		597257	12/26/24	RC	RB	NRPAB DEPOSIT 241226	7706426		45.25-
			475152 FINGERPRINT FEES									226.25-
Total for Object												
25310	079	000	53105018.475153.		594444	12/04/24	RC	RB	NRPAB DEPOSIT 241204	7685086		300.00-
25310	079	000	53105018.475153.		597256	12/16/24	RC	RB	NRPAB DEPOSIT 241226	7706787		300.00-
			475153 CERTIFIED RESIDENTIAL NEW									600.00-
Total for Object												
25310	079	000	53105018.475154.		594107	12/02/24	RC	RB	NRPAB APP REN EFW DEP 241202	7681969		7,700.00-
25310	079	000	53105018.475154.		594479	12/03/24	RC	RB	NRPAB APP REN EFW DEP 241203	7684223		3,025.00-
25310	079	000	53105018.475154.		594445	12/04/24	RC	RB	NRPAB DEPOSIT 241204	7685082		1,925.00-
25310	079	000	53105018.475154.		594635	12/04/24	RC	RB	NRPAB APP REN EFW DEP 241204	7685917		3,300.00-
25310	079	000	53105018.475154.		594773	12/06/24	RC	RB	NRPAB DEPOSIT 241206	7687962		275.00-
25310	079	000	53105018.475154.		595261	12/09/24	RC	RB	NRPAB APP REN EFW DEP 241209	7689976		2,475.00-
25310	079	000	53105018.475154.		595243	12/10/24	RC	RB	NRPAB DEPOSIT 241210	7690958		1,100.00-
25310	079	000	53105018.475154.		596541	12/16/24	RC	RB	NRPAB APP REN EFW DEP 241216	7697343		3,850.00-
25310	079	000	53105018.475154.		596280	12/17/24	RC	RB	NRPAB DEPOSIT 241217	7698624		275.00-
25310	079	000	53105018.475154.		596543	12/17/24	RC	RB	NRPAB APP REN EFW DEP 241217	7700018		4,675.00-
25310	079	000	53105018.475154.		596805	12/18/24	RC	RB	NRPAB APP REN EFW DEP 241218	7702230		275.00-
25310	079	000	53105018.475154.		597298	12/23/24	RC	RB	NRPAB APP REN EFW DEP 241223	7705772		2,200.00-
25310	079	000	53105018.475154.		597256	12/16/24	RC	RB	NRPAB DEPOSIT 241226	7706787		1,100.00-
25310	079	000	53105018.475154.		597664	12/27/24	RC	RB	NRPAB APP REN EFW DEP 241227	7708399		825.00-
25310	079	000	53105018.475154.		597644	12/30/24	RC	RB	DEPOSIT 241230	7708835		275.00-
25310	079	000	53105018.475154.		598270	12/30/24	RC	RB	NRPAB APP REN EFW DEP 241230	7709593		1,650.00-
			475154 CERTIFIED GENERAL RENEWAL									34,925.00-
Total for Object												
25310	079	000	53105018.475155.		594107	12/02/24	RC	RB	NRPAB APP REN EFW DEP 241202	7681969		5,400.00-

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	53105018.475155.		594445	12/04/24	RC	RB	NRPAB DEPOSIT 241204	7685082		1,650.00-
25310	079	000	53105018.475155.		594635	12/04/24	RC	RB	NRPAB APP REN EFW DEP 241204	7685917		550.00-
25310	079	000	53105018.475155.		594773	12/06/24	RC	RB	NRPAB DEPOSIT 241206	7687962		275.00-
25310	079	000	53105018.475155.		596541	12/16/24	RC	RB	NRPAB APP REN EFW DEP 241216	7697343		550.00-
25310	079	000	53105018.475155.		596543	12/17/24	RC	RB	NRPAB APP REN EFW DEP 241217	7700018		275.00-
Total for Object			475155 LICENSED RENEWAL									3,850.00-
25310	079	000	53105018.475157.		594107	12/02/24	RC	RB	NRPAB APP REN EFW DEP 241202	7681969		5,225.00-
25310	079	000	53105018.475157.		594479	12/03/24	RC	RB	NRPAB APP REN EFW DEP 241203	7684223		1,650.00-
25310	079	000	53105018.475157.		594445	12/04/24	RC	RB	NRPAB DEPOSIT 241204	7685082		2,750.00-
25310	079	000	53105018.475157.		594635	12/04/24	RC	RB	NRPAB APP REN EFW DEP 241204	7685917		4,125.00-
25310	079	000	53105018.475157.		594773	12/06/24	RC	RB	NRPAB DEPOSIT 241206	7687962		825.00-
25310	079	000	53105018.475157.		595261	12/09/24	RC	RB	NRPAB APP REN EFW DEP 241209	7689976		3,850.00-
25310	079	000	53105018.475157.		595243	12/10/24	RC	RB	NRPAB DEPOSIT 241210	7690958		275.00-
25310	079	000	53105018.475157.		596280	12/17/24	RC	RB	NRPAB DEPOSIT 241217	7698624		275.00-
25310	079	000	53105018.475157.		596805	12/18/24	RC	RB	NRPAB APP REN EFW DEP 241218	7702230		550.00-
25310	079	000	53105018.475157.		597298	12/23/24	RC	RB	NRPAB APP REN EFW DEP 241223	7705772		1,100.00-
25310	079	000	53105018.475157.		597664	12/27/24	RC	RB	NRPAB APP REN EFW DEP 241227	7708399		275.00-
25310	079	000	53105018.475157.		598270	12/30/24	RC	RB	NRPAB APP REN EFW DEP 241230	7709593		550.00-
Total for Object			475157 CERTIFIED RESIDENTIAL RENEWAL									21,450.00-
25310	079	000	53105018.475161.		594444	12/04/24	RC	RB	NRPAB DEPOSIT 241204	7685086		100.00-
25310	079	000	53105018.475161.		594773	12/06/24	RC	RB	NRPAB DEPOSIT 241206	7687962		50.00-
25310	079	000	53105018.475161.		596280	12/17/24	RC	RB	NRPAB DEPOSIT 241217	7698624		50.00-
25310	079	000	53105018.475161.		596530	12/18/24	RC	RB	NRPAB DEPOSIT 241218	7700535		100.00-
25310	079	000	53105018.475161.		597644	12/30/24	RC	RB	DEPOSIT 241230	7708835		150.00-
Total for Object			475161 TEMPORARY CERTIFIED GENERAL									450.00-
25310	079	000	53105018.475234.		594444	12/04/24	RC	RB	NRPAB DEPOSIT 241204	7685086		500.00-
25310	079	000	53105018.475234.		594773	12/06/24	RC	RB	NRPAB DEPOSIT 241206	7687962		100.00-
25310	079	000	53105018.475234.		596280	12/17/24	RC	RB	NRPAB DEPOSIT 241217	7698624		400.00-
25310	079	000	53105018.475234.		596530	12/18/24	RC	RB	NRPAB DEPOSIT 241218	7700535		200.00-
25310	079	000	53105018.475234.		597257	12/26/24	RC	RB	NRPAB DEPOSIT 241226	7706426		150.00-
25310	079	000	53105018.475234.		597644	12/30/24	RC	RB	DEPOSIT 241230	7708835		300.00-
Total for Object			475234 APPLICATION FEES									1,650.00-
25310	079	000	53105018.476101.		594479	12/03/24	RC	RB	NRPAB APP REN EFW DEP 241203	7684223		25.00-
25310	079	000	53105018.476101.		594445	12/04/24	RC	RB	NRPAB DEPOSIT 241204	7685082		25.00-
25310	079	000	53105018.476101.		594773	12/06/24	RC	RB	NRPAB DEPOSIT 241206	7687962		25.00-

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	53105018.476101.		595261	12/09/24	RC	RB	NRPAB APP REN EFW DEP 241209	7689976		375.00-
25310	079	000	53105018.476101.		595243	12/10/24	RC	RB	NRPAB DEPOSIT 241210	7690958		50.00-
25310	079	000	53105018.476101.		596541	12/16/24	RC	RB	NRPAB APP REN EFW DEP 241216	7697343		225.00-
25310	079	000	53105018.476101.		596280	12/17/24	RC	RB	NRPAB DEPOSIT 241217	7698624		50.00-
25310	079	000	53105018.476101.		596543	12/17/24	RC	RB	NRPAB APP REN EFW DEP 241217	7700018		200.00-
25310	079	000	53105018.476101.		596805	12/18/24	RC	RB	NRPAB APP REN EFW DEP 241218	7702230		50.00-
25310	079	000	53105018.476101.		597298	12/23/24	RC	RB	NRPAB APP REN EFW DEP 241223	7705772		150.00-
25310	079	000	53105018.476101.		597256	12/16/24	RC	RB	NRPAB DEPOSIT 241226	7706787		50.00-
25310	079	000	53105018.476101.		597664	12/27/24	RC	RB	NRPAB APP REN EFW DEP 241227	7708399		75.00-
25310	079	000	53105018.476101.		597644	12/30/24	RC	RB	DEPOSIT 241230	7708835		25.00-
25310	079	000	53105018.476101.		598270	12/30/24	RC	RB	NRPAB APP REN EFW DEP 241230	7709593		125.00-
Total for Object			476101 LATE PROCESSING FEES									1,450.00-
25310	079	000	53105018.481100.		24853986	12/17/24	JE	G	OIP Nov 24 3.04367%	7700289		1,015.36-
Total for Object			481100 INVESTMENT INCOME									1,015.36-
25310	079	000	53105018.484500.		595243	12/10/24	RC	RB	NRPAB DEPOSIT 241210	7690958		870.00-
Total for Object			484500 REIMB NON-GOVT SOURCES									870.00-
25310	079	000	53105018.511100.		3185933	12/11/24	T2	7	PAYROLL LABOR DISTRIBUTION	7686054		3,679.21
25310	079	000	53105018.511100.		3186110	12/24/24	T2	7	PAYROLL LABOR DISTRIBUTION	7702546		4,478.44
Total for Object			511100 PERMANENT SALARIES-WAGES									8,157.65
25310	079	000	53105018.511300.		3185933	12/11/24	T2	7	PAYROLL LABOR DISTRIBUTION	7686054		554.05
25310	079	000	53105018.511300.		3186110	12/24/24	T2	7	PAYROLL LABOR DISTRIBUTION	7702546		532.23
Total for Object			511300 OVERTIME PAYMENTS									1,086.28
25310	079	000	53105018.511600.		3185933	12/11/24	T2	7	PAYROLL LABOR DISTRIBUTION	7686054		325.00
Total for Object			511600 PER DIEM PAYMENTS									325.00
25310	079	000	53105018.512100.		3185933	12/11/24	T2	7	PAYROLL LABOR DISTRIBUTION	7686054		148.55
25310	079	000	53105018.512100.		3186110	12/24/24	T2	7	PAYROLL LABOR DISTRIBUTION	7702546		306.25
Total for Object			512100 VACATION LEAVE EXPENSE									454.80
25310	079	000	53105018.512300.		3185933	12/11/24	T2	7	PAYROLL LABOR DISTRIBUTION	7686054		956.94
Total for Object			512300 HOLIDAY LEAVE EXPENSE									956.94
25310	079	000	53105018.515100.		3185934	12/11/24	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7686054		399.74
25310	079	000	53105018.515100.		3186111	12/24/24	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7702546		348.22

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			515100	RETIREMENT PLANS EXPENSE									797.86
25310	079	000	53105018.515200.		3185934	12/11/24	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7686054		389.81	
25310	079	000	53105018.515200.		3186111	12/24/24	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7702546		363.29	
Total for Object			515200	FICA EXPENSE									753.10
25310	079	000	53105018.515500.		3185934	12/11/24	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7686054		1,433.56	
25310	079	000	53105018.515500.		3186111	12/24/24	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7702546		1,433.51	
Total for Object			515500	HEALTH INSURANCE EXPENSE									2,867.07
25310	079	000	53105018.521100.		24731387	12/03/24	J1	G	PURCHASE CARD TRANSACTION	7684417		78.00	
25310	079	000	53105018.521100.		24731491	12/03/24	JE	G	NRPAB POSTAGE OCT 2024	7685544		8.68-	
25310	079	000	53105018.521100.		24861276	12/18/24	JE	G	POSTAGE DUE NOV 2024	7702269		272.10	
Total for Object			521100	POSTAGE EXPENSE									341.42
25310	079	000	53105018.521400.		56301467	12/02/24	PV	V	AS - OCIO - COMMUNICATIONS	7680431		144.35	
25310	079	000	53105018.521400.		56323073	12/03/24	PV	V	AS - OCIO - IMSERVICES	7685585		1,369.18	
25310	079	000	53105018.521400.		56370519	12/13/24	PV	V	AS - OCIO - IMSERVICES	7695818		1,079.63	
Total for Object			521400	CIO CHARGES									2,593.16
25310	079	000	53105018.524600.		24722498	12/06/24	JE	G	RENT & LB530 - DEC 2024 OTHER	7682096		1,034.31	
25310	079	000	53105018.524600.		24722498	12/10/24	JE	G	NRPAB RENT DECEMBER 2024	7691467		362.01-	
Total for Object			524600	RENT EXPENSE-BUILDINGS									672.30
25310	079	000	53105018.524900.		24722498	12/06/24	JE	G	RENT & LB530 - DEC 2024 OTHER	7682096		348.91	
25310	079	000	53105018.524900.		24722498	12/10/24	JE	G	NRPAB RENT DECEMBER 2024	7691467		122.12-	
Total for Object			524900	RENT EXP-DEPR SURCHARGE									226.79
25310	079	000	53105018.539500.		56321782	12/03/24	PC	V	Purchase Card Offset	7684290		135.00	
25310	079	000	53105018.539500.		24731387	12/03/24	J1	G	PURCHASE CARD TRANSACTION	7684417		135.00-	
Total for Object			539500	PURCHASING CARD SUSPENSE									
25310	079	000	53105018.541700.		24731387	12/03/24	J1	G	PURCHASE CARD TRANSACTION	7684417		15.00	
Total for Object			541700	LEGAL RELATED EXPENSE									15.00
25310	079	000	53105018.542100.		56323066	12/03/24	PV	V	AS - PERSONNEL DIVISION	7685570		448.43	
25310	079	000	53105018.542100.		56364599	12/12/24	PV	V	AS - PERSONNEL DIVISION	7694882		533.53	
Total for Object			542100	SOS TEMP SERV - PERSONNEL									981.96

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 NIS0003
 Agency 053
 Division 000
 Grant

REAL PROPERTY APPRAISER BD
 AGENCY DEFINED DIVISION

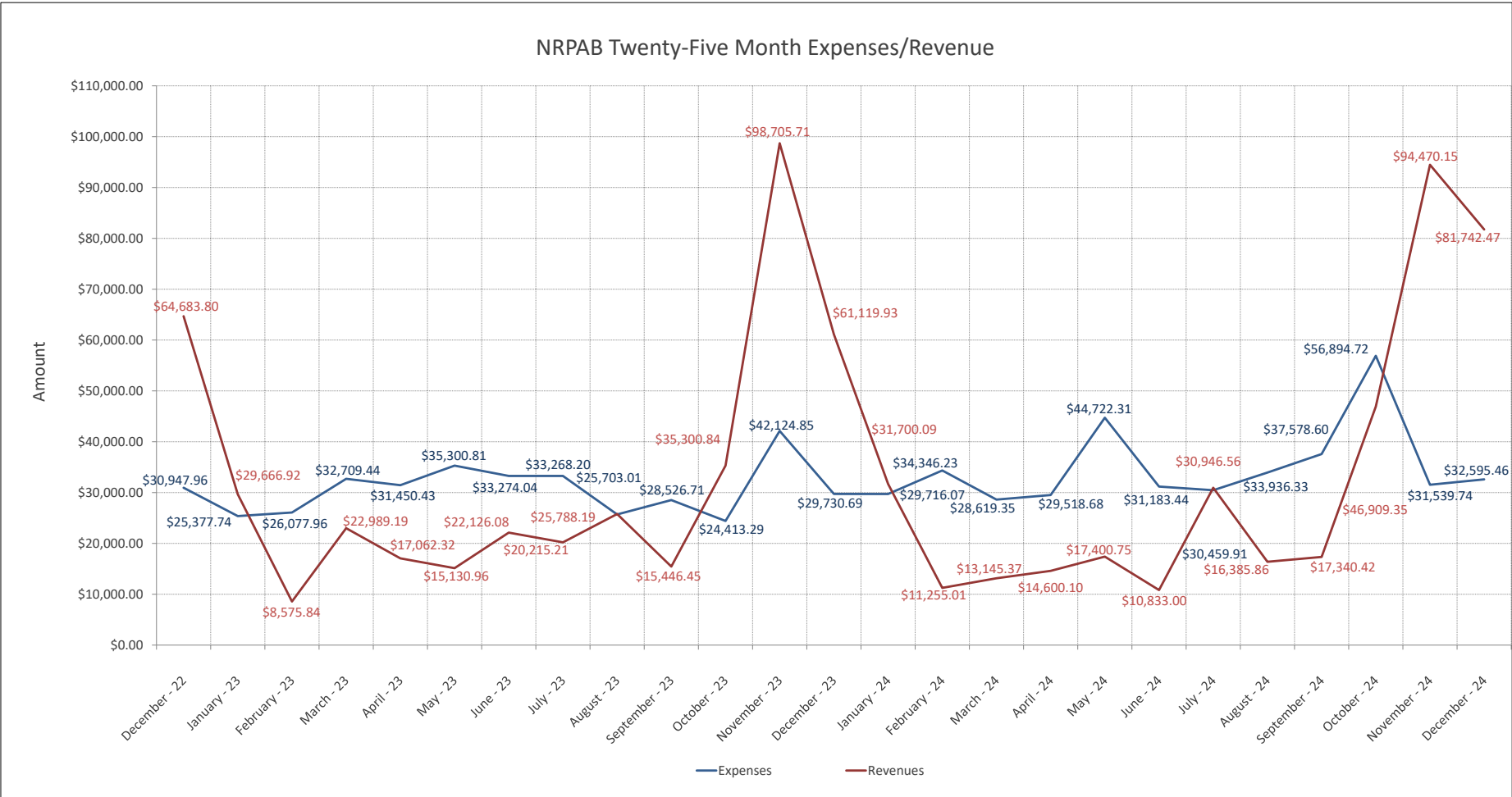
STATE OF NEBRASKA
 MTD General Ledger Detail
 All Objects
 As of 12/31/24

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	53105018.554900.		56280685	12/02/24	PV	V	BAUERMEISTER APPRAISAL SERVICE	7678714		250.00
25310	079	000	53105018.554900.		56334913	12/05/24	PV	V	REALCORP	7688400		125.00
Total for Object			554900 OTHER CONTRACTUAL SERVICES									375.00
25310	079	000	53105018.571100.		56353407	12/10/24	PV	V	CORNHUSKER HOTEL	7691956		214.50
Total for Object			571100 LODGING									214.50
25310	079	000	53105018.571800.		56301731	12/02/24	PV	V	JOHNSON, RODNEY D	7680610		46.41
25310	079	000	53105018.571800.		56322988	12/03/24	PV	V	DOWNING, BONNIE M	7685474		46.41
25310	079	000	53105018.571800.		56323022	12/03/24	PV	V	MINSHULL, DEREK	7685517		46.41
Total for Object			571800 MEALS - TRAVEL STATUS									139.23
25310	079	000	53105018.574500.		56301731	12/02/24	PV	V	JOHNSON, RODNEY D	7680610		100.17
25310	079	000	53105018.574500.		56322988	12/03/24	PV	V	DOWNING, BONNIE M	7685474		204.69
25310	079	000	53105018.574500.		56323005	12/03/24	PV	V	HERMSEN, KEVIN P	7685505		37.45
25310	079	000	53105018.574500.		56323022	12/03/24	PV	V	MINSHULL, DEREK	7685517		200.33
Total for Object			574500 PERSONAL VEHICLE MILEAGE									542.64
25310	079	000	53105018.575100.		56301731	12/02/24	PV	V	JOHNSON, RODNEY D	7680610		8.78
25310	079	000	53105018.575100.		56322988	12/03/24	PV	V	DOWNING, BONNIE M	7685474		8.78
25310	079	000	53105018.575100.		56323022	12/03/24	PV	V	MINSHULL, DEREK	7685517		8.78
Total for Object			575100 MISC TRAVEL EXPENSE									26.34
Total for Business Unit		53105018	NE REAL PROPERTY APPRAISER									45,909.57-
25320	079	000	53105200.475165.		594108	12/02/24	RC	RB	NRPAB AMC REN EFW DEP 120224	7681992		1,500.00-
25320	079	000	53105200.475165.		594481	12/03/24	RC	RB	NRPAB AMC REN EFW DEP 241203	7684503		1,500.00-
25320	079	000	53105200.475165.		594866	12/05/24	RC	RB	NRPAB AMC REN EFW DEP 241205	7687343		1,500.00-
25320	079	000	53105200.475165.		595262	12/09/24	RC	RB	NRPAB AMC REN EFW DEP 241209	7690081		1,500.00-
25320	079	000	53105200.475165.		595244	12/10/24	RC	RB	NRPAB AMC DEPOSIT 241210	7690772		1,500.00-
25320	079	000	53105200.475165.		596024	12/12/24	RC	RB	NRPAB AMC REN EFW DEP 241212	7694814		1,500.00-
25320	079	000	53105200.475165.		596531	12/18/24	RC	RB	NRPAB AMC DEP 241218	7700583		3,000.00-
25320	079	000	53105200.475165.		597005	12/20/24	RC	RB	NRPAB AMC DEPOSIT 241220	7703607		1,500.00-
Total for Object			475165 AMC REGISTERED RENEWAL									13,500.00-
25320	079	000	53105200.476101.		597005	12/20/24	RC	RB	NRPAB AMC DEPOSIT 241220	7703607		25.00-
Total for Object			476101 LATE PROCESSING FEES									25.00-
25320	079	000	53105200.481100.		24853986	12/17/24	JE	G	OIP Nov 24 3.04367%	7700289		790.16-

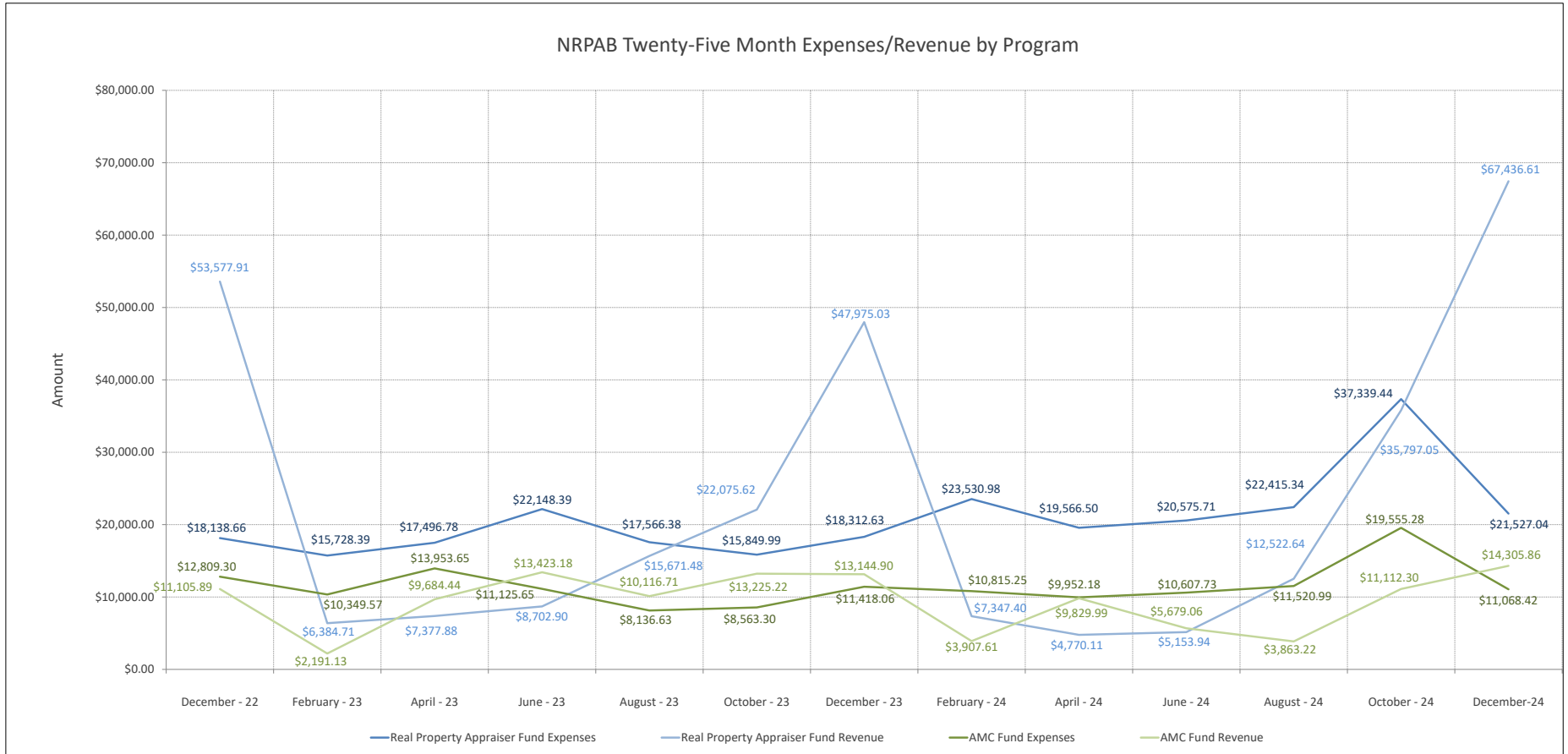
Fund	Program	Sub-Program	Account Number	Sub-ledger	Doc Number	Tran Date	Tran Type	Batch Type	Payee/Explanation	Batch Number	Posted Code	Month to Date
Total for Object			481100	INVESTMENT INCOME								780.86-
25320	079	000	53105200.511100.		3185933	12/11/24	T2	7	PAYROLL LABOR DISTRIBUTION	7686054		1,980.92
25320	079	000	53105200.511100.		3186110	12/24/24	T2	7	PAYROLL LABOR DISTRIBUTION	7702546		2,411.70
Total for Object			511100	PERMANENT SALARIES-WAGES								4,392.62
25320	079	000	53105200.511300.		3185933	12/11/24	T2	7	PAYROLL LABOR DISTRIBUTION	7686054		298.23
25320	079	000	53105200.511300.		3186110	12/24/24	T2	7	PAYROLL LABOR DISTRIBUTION	7702546		286.48
Total for Object			511300	OVERTIME PAYMENTS								584.71
25320	079	000	53105200.511600.		3185933	12/11/24	T2	7	PAYROLL LABOR DISTRIBUTION	7686054		175.00
Total for Object			511600	PER DIEM PAYMENTS								175.00
25320	079	000	53105200.512100.		3185933	12/11/24	T2	7	PAYROLL LABOR DISTRIBUTION	7686054		80.19
25320	079	000	53105200.512100.		3186110	12/24/24	T2	7	PAYROLL LABOR DISTRIBUTION	7702546		164.70
Total for Object			512100	VACATION LEAVE EXPENSE								244.89
25320	079	000	53105200.512300.		3185933	12/11/24	T2	7	PAYROLL LABOR DISTRIBUTION	7686054		515.27
Total for Object			512300	HOLIDAY LEAVE EXPENSE								515.27
25320	079	000	53105200.515100.		3185934	12/11/24	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7686054		215.28
25320	079	000	53105200.515100.		3186111	12/24/24	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7702546		214.38
Total for Object			515100	RETIREMENT PLANS EXPENSE								429.66
25320	079	000	53105200.515200.		3185934	12/11/24	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7686054		209.94
25320	079	000	53105200.515200.		3186111	12/24/24	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7702546		195.62
Total for Object			515200	FICA EXPENSE								405.56
25320	079	000	53105200.515500.		3185934	12/11/24	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7686054		771.84
25320	079	000	53105200.515500.		3186111	12/24/24	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7702546		771.89
Total for Object			515500	HEALTH INSURANCE EXPENSE								1,543.73
25320	079	000	53105200.521100.		24731387	12/03/24	J1	G	PURCHASE CARD TRANSACTION	7684417		42.00
25320	079	000	53105200.521100.		24731491	12/03/24	JE	G	NRPAB POSTAGE OCT 2024	7685544		8.68
Total for Object			521100	POSTAGE EXPENSE								50.68
25320	079	000	53105200.521400.		56301467	12/02/24	PV	V	AS - OCIO - COMMUNICATIONS	7680431		77.73
25320	079	000	53105200.521400.		56323073	12/03/24	PV	V	AS - OCIO - IMSERVICES	7685585		557.54
25320	079	000	53105200.521400.		56370519	12/13/24	PV	V	AS - OCIO - IMSERVICES	7695818		541.54

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			521400	CIO CHARGES								1,216.61
25320	079	000	53105200.524600.		24722498	12/10/24	JE	G	NRPAB RENT DECEMBER 2024	7691467		362.01
Total for Object			524600	RENT EXPENSE-BUILDINGS								362.01
25320	079	000	53105200.524900.		24722498	12/10/24	JE	G	NRPAB RENT DECEMBER 2024	7691467		122.12
Total for Object			524900	RENT EXP-DEPR SURCHARGE								122.12
25320	079	000	53105200.542100.		56323066	12/03/24	PV	V	AS - PERSONNEL DIVISION	7685570		241.46
25320	079	000	53105200.542100.		56364599	12/12/24	PV	V	AS - PERSONNEL DIVISION	7694882		287.29
Total for Object			542100	SOS TEMP SERV - PERSONNEL								528.75
25320	079	000	53105200.571100.		56353407	12/10/24	PV	V	CORNHUSKER HOTEL	7691956		115.50
Total for Object			571100	LODGING								115.50
25320	079	000	53105200.571800.		56301731	12/02/24	PV	V	JOHNSON, RODNEY D	7680610		24.99
25320	079	000	53105200.571800.		56322988	12/03/24	PV	V	DOWNING, BONNIE M	7685474		24.99
25320	079	000	53105200.571800.		56323022	12/03/24	PV	V	MINSHULL, DEREK	7685517		24.99
Total for Object			571800	MEALS - TRAVEL STATUS								74.97
25320	079	000	53105200.574500.		56301731	12/02/24	PV	V	JOHNSON, RODNEY D	7680610		53.93
25320	079	000	53105200.574500.		56322988	12/03/24	PV	V	DOWNING, BONNIE M	7685474		110.21
25320	079	000	53105200.574500.		56323005	12/03/24	PV	V	HERMSEN, KEVIN P	7685505		20.17
25320	079	000	53105200.574500.		56323022	12/03/24	PV	V	MINSHULL, DEREK	7685517		107.87
Total for Object			574500	PERSONAL VEHICLE MILEAGE								292.18
25320	079	000	53105200.575100.		56301731	12/02/24	PV	V	JOHNSON, RODNEY D	7680610		4.72
25320	079	000	53105200.575100.		56322988	12/03/24	PV	V	DOWNING, BONNIE M	7685474		4.72
25320	079	000	53105200.575100.		56323022	12/03/24	PV	V	MINSHULL, DEREK	7685517		4.72
Total for Object			575100	MISC TRAVEL EXPENSE								14.16
Total for Business Unit		53105200	AMC LICENSING									3,237.44-
Total for Division		000										49,147.01-
Total for Agency		053	REAL PROPERTY APPRAISER BD									49,147.01-

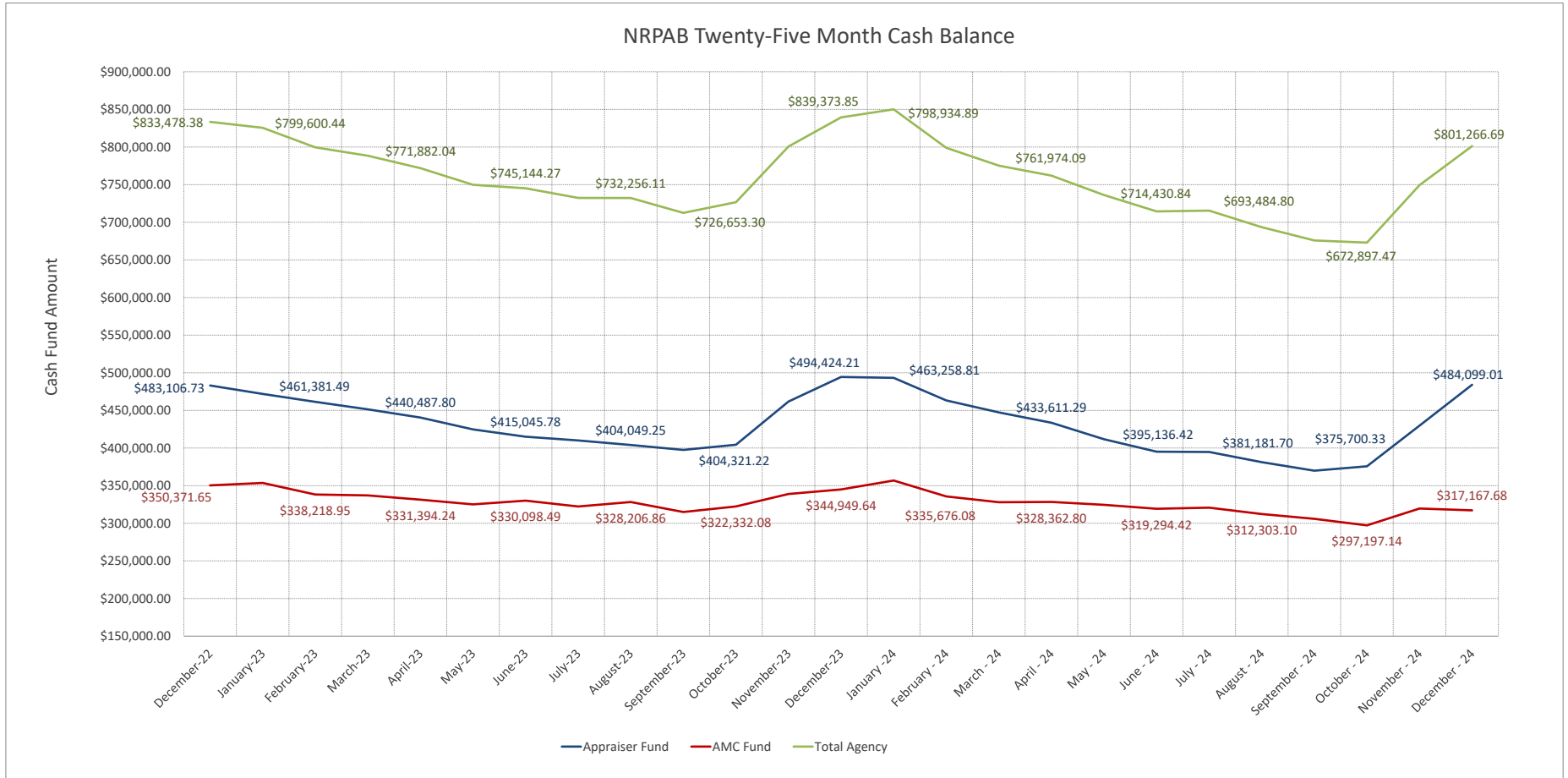
Financial Report and Considerations - Financial Charts



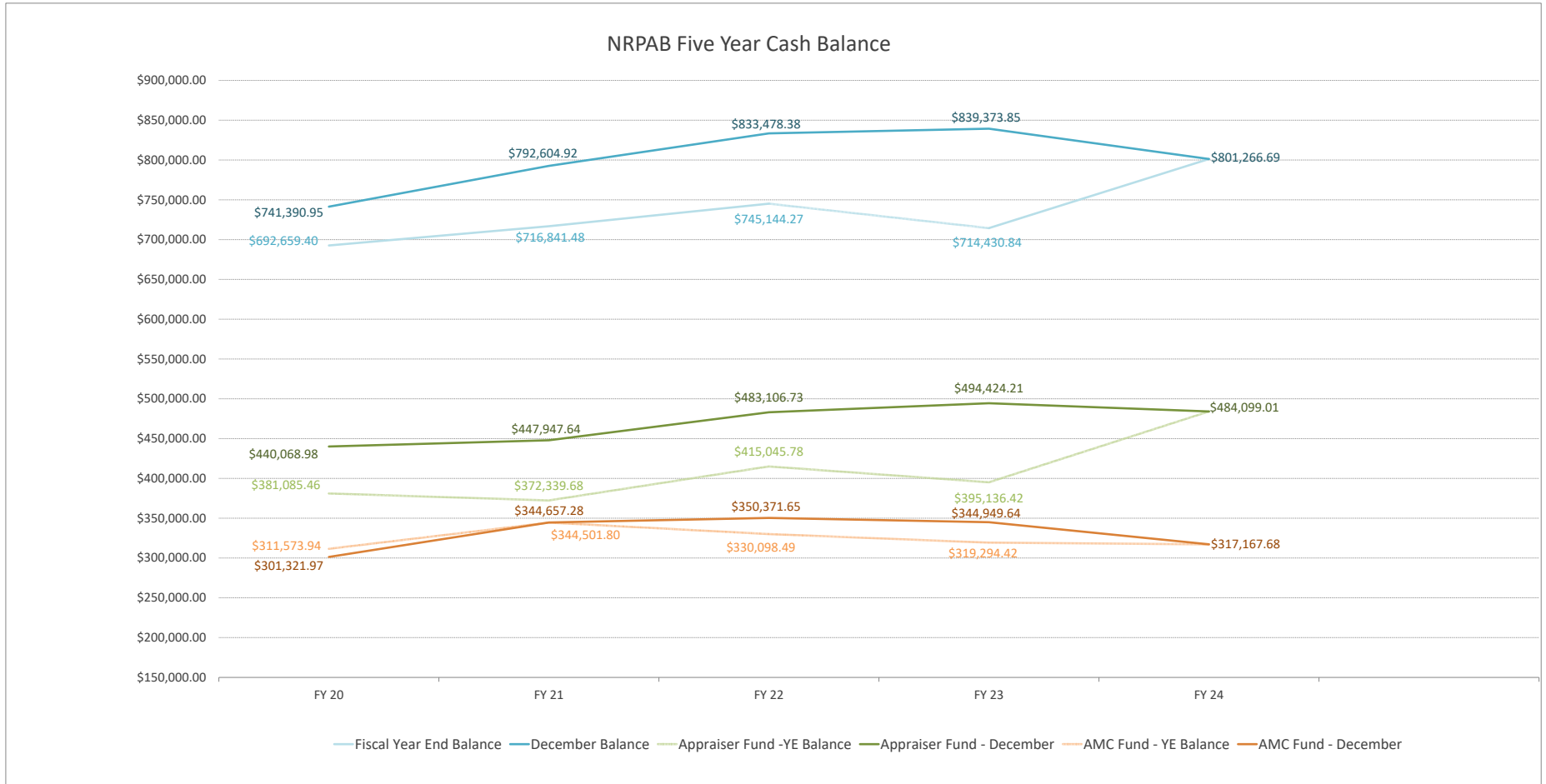
Financial Report and Considerations - Financial Charts



Financial Report and Considerations - Financial Charts



Financial Report and Considerations - Financial Charts



NEBRASKA REAL PROPERTY APPRAISER BOARD
EDUCATION APPLICANTS
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January 16, 2025

<i>Rescission of Approval of Education Activities</i>				
2233417.33	Appraiser eLearning	Elimination of Bias and Cultural Competency for Appraisers – with Real World Relevance	Synchronous Delivery	2-8



Agenda Item Summary

Prepared By: Kashinda Sims

Title: Education Program Manager

Date: January 16, 2025

Agenda Section: N. Education

Agenda Item Identification Number: 2233417.33

Subject: Appraiser eLearning Approved Activity, "Elimination of Bias and Cultural Competency for Appraisers - with Real World Relevance"

Description: Appraiser eLearning approved activity, "Elimination of Bias and Cultural Competency for Appraisers - with Real World Relevance" requested to be rescinded by the provider.

SUMMARY

A request was made by the Nebraska Real Property Appraiser Board Office ("Board") in a letter dated December 12, 2024 that Appraiser eLearning resubmit the activity, "Elimination of Bias and Cultural Competency for Appraisers - with Real World Relevance" as it was no longer communicated or administered as approved in accordance with 298 NAC Chapter 6, §003.04B [Exhibit 1]. Diana Terrell of Appraiser eLearning responded on December 27, 2024 requesting that the activity be rescinded [Exhibit 2]. Staff recommends the rescission of this Activity.

RELEVANT LAWS/RULES/GUIDANCE DOCUMENTS/INTERNAL PROCEDURES

298 NAC Chapter 6 §003.04B(5) - The Board may rescind approval of a continuing education activity if the Board finds the materials, theories, and/or methodologies are not current and/or practical.

DISCIPLINARY/WRITTEN ADVISORY HISTORY

At its regular meeting on October 17, 2024, the Board reviewed evidence showing that Appraiser eLearning is advertising education activities not approved by the Board as being accepted by the Board for continuing education credit. The Board voted to issue written advisory informing provider that language included on the website and certificate pertaining to the acceptance of an education activity in Nebraska is misleading and request that provider remove the language.

EXHIBITS

[Exhibit 1] - "Appraiser eLearning Education Activity No Longer Communicated As Approved - Resubmission Request_December 12, 2024" located in the Education Interface in NRPAB Database (Education Interface Dropdown/ Select 'Search Education'/ Select 'Activity' in 'Search By' dropdown/ Enter '2233417' for Activity Number/ Activity Communication and Documentation Log dated 12/12/2024)

[Exhibit 2] - "Sims-Terrell Email Chain_December 20, 2024-January 6, 2025" located in the Education Interface in NRPAB Database (Education Interface Dropdown/ Select 'Search Education'/ Select 'Activity' in 'Search By' dropdown/ Enter '2233417' for Activity Number/ Activity Communication and Documentation Log dated 01/06/2025)

December 12, 2024

DIANA TERRELL
APPRAISER ELEARNING
3314 WEST END AVE STE 102
NASHVILLE TN 37203-1022

RE: Education Activity No Longer Communicated as Approved

Dear Diana Terrell,

The Nebraska Real Property Appraiser Board (“Board”) approved the Appraisal eLearning continuing education activity titled, “Elimination of Bias and Cultural Competency for Appraisers – with Real World Relevance” on March 30, 2023 for three hours. In the letter of approval (enclosed), Appraiser eLearning was notified that the activity was approved as shown until its expiration on March 30, 2028, under the activity number #2233417.33. This letter also specifies that if any of the following changes are made to the content prior to this date, the activity must be resubmitted to the Board for approval using the Application for Approval as a Continuing Education Activity in Nebraska form:

- (1) There is a change in the status of approval by the Appraiser Qualifications Board of The Appraisal Foundation through its Course Approval Program,
- (2) There is a change in the status of qualifications specified in Title 298 Chapter 6 §001.15 under which a distance education activity was approved,
- (3) There is a substantial change to the materials, presentation, or policies,
- (4) There is a change in the qualifications as specified in Title 298 Chapter 6 § 005 for any instructor,
- (5) One or more instructors are added or removed by the education provider,
- (6) The materials, theories, and/or methodologies are no longer current,
- (7) The activity content and/or policies are no longer communicated or administered as approved, or
- (8) There is a change to a secondary provider's rights to the activity.

A document certifying completion was received from a Nebraska Real Property Appraiser for the Appraiser eLearning activity titled, “Eliminating Bias and Developing Cultural Competency – For Real Estate Appraisers” completed on August 8, 2024. Nebraska activity number #2233417.33 was identified on the document certifying completion. The Board’s records show no education activity approved for Appraiser eLearning with this title.

Under 298 NAC Chapter 6, § 003.04B, the Board may rescind approval of a continuing education activity if the Board finds (1) falsification of information submitted for activity approval, or (7) the activity content and/or policies are not communicated or administered as approved.

Diana Terrell
December 12, 2024
Page 2 of 2

In accordance with 298 NAC Chapter 6 §003.03A(7), an education provider shall resubmit a continuing education activity for approval if the activity content and/or policies are no longer communicated or administered as approved.

Appraiser eLearning is requested to resubmit this continuing education activity to the Board for approval using the Application for Approval as a Continuing Education Activity in Nebraska form before the end of the day on January 6, 2024, or this matter will go before the Board for consideration at its next scheduled meeting on January 16, 2024. The Board may take action up to, and including, rescinding approval of this activity.

If you have any questions, please feel free to contact me by email at kashinda.sims@nebraska.gov or by phone at 402-471-9022.

Sincerely,



Kashinda Sims
Education Program Manager

From: [Diana Terrell](#)
To: [Sims, Kashinda](#)
Subject: Re: Appraiser eLearning Activity
Date: Monday, January 6, 2025 5:07:28 PM
Attachments: [image001.png](#)
[image003.png](#)

Thank you, Kashinda.

On Mon, Jan 6, 2025 at 4:59 PM Sims, Kashinda <Kashinda.Sims@nebraska.gov> wrote:

Hi, Diana,

No worries! Your request to rescind the Board approved activity, “Elimination of Bias and Cultural Competency for Appraisers - with Real World Relevance” has been received, thank you. Please see the attached, a hard copy will follow via the US Postal Service.

I hope you are having a great new year! Thanks again for your patience.

Genuinely,

Kashinda Sims

Education Program Manager

Nebraska Real Property Appraiser Board



From: Diana Terrell <diana@storyboardemp.com>
Sent: Monday, January 6, 2025 4:43 PM
To: Sims, Kashinda <Kashinda.Sims@nebraska.gov>
Subject: Re: Appraiser eLearning Activity

That is correct.

Sorry for the delay on my end as well.

I was double checking this with Ben who was in meetings all day. It's Monday! :)

Sorry again for the change on the title and the extra work it has caused.

Thanks as always for your help.

On Fri, Jan 3, 2025 at 11:46 AM Sims, Kashinda <Kashinda.Sims@nebraska.gov> wrote:

Good morning, Diana!

I am so sorry for the delay on this. Just to confirm, Appraiser eLearning is no longer offering the activity under either title, “Elimination of Bias and Cultural Competency for Appraisers - with Real World Relevance” or “Eliminating Bias and Developing Cultural Competency – with Real World Relevance”

Is that correct? I just want to make sure we are on the same page.

Genuinely,

Kashinda Sims

Education Program Manager

Nebraska Real Property Appraiser Board



From: Diana Terrell <diana@storyboardemp.com>

Sent: Thursday, January 2, 2025 5:32 PM

To: Sims, Kashinda <Kashinda.Sims@nebraska.gov>

Subject: Re: Appraiser eLearning Activity

Kashinda,

Did you have a chance to read my response?

Please let us know how to proceed.

We apologize again for the slight change to the title and want to make sure the students

receive CE and that we follow the guidelines.

Thanks as always for your help.

On Fri, Dec 27, 2024 at 1:32 PM Diana Terrell <diana@storyboardemp.com> wrote:

Kashinda,

We are happy to resubmit the course but wanted to explain that the course has not changed in any way.

The title was slightly adjusted because it read as if we were **eliminating cultural competency** so we reworded it to make it more clear what the purpose of the course is.

Can we resend the student the attached certificate or do we need to resubmit the course?

We will not be offering this course in the future as we are replacing it with a 7 hour course. So, we would only be resubmitting the old course for the student in question, which we are happy to do if that is what is needed.

We apologize for the confusion and were not trying to be negligent. The title change was merely meant as a clarification.

Please let us know how to proceed and thank you for your time and assistance.

On Fri, Dec 20, 2024 at 4:56 PM Sims, Kashinda <Kashinda.Sims@nebraska.gov> wrote:

Good afternoon,

Please see the attached request from the Nebraska Real Property Appraiser Board; a hard copy has followed via certified mail.

From: [Jonathan Stewart](#)
To: [Kohtz, Tyler](#)
Subject: Changes to Title 298 of the Nebraska Administrative Code
Date: Thursday, December 26, 2024 8:47:33 AM
Attachments: [Outlook-signature .png](#)
[Outlook-A picture .png](#)
[Outlook-Logo Desc.png](#)
[Outlook-Icon Desc.png](#)
[Outlook-Icon Desc.png](#)

Good morning, Tyler.

Hope everything is going well in Nebraska. I received your email about the notice of public hearing for your administrative code amendments. I took another look because of something that came up recently and confusion about how the 2026 Criteria was written.

On pages 21-26 of the 2026 Criteria, when it references hours needed to upgrade a credential, it assumes the applicant obtained their current credential after January 1, 2026, and had already taken and passed the 8-hour Valuation Bias and Fair Housing course. With this in mind, I wanted to point out the following in your proposed changes:

001.02B.1 - Trainee upgrading to licensed residential

This should be 83 hours, including the Valuation Bias and Fair Housing Course, unless they obtained their trainee credential after January 1, 2026, and had already taken the 8-hour course.

001.03D.2b - Trainee upgrading to certified residential

This should be 125 hours, including the Valuation Bias and Fair Housing Course, unless they obtained their trainee credential after January 1, 2026, and had already taken the 8-hour course.

001.03E.2b - Licensed real property appraiser upgrading to certified residential

This should be 50 hours, including the Valuation Bias and Fair Housing Course, unless they obtained their Licensed credential after January 1, 2026, and had already taken the 8-hour course.

001.04B.2b - Trainee upgrading to certified general

This should be 225 hours, including the Valuation Bias and Fair Housing Course, unless they obtained their trainee credential after January 1, 2026, and had already taken the 8-hour course.

001.04C.2b - Licensed real property appraiser upgrading to certified general

This should be 150 hours, including the Valuation Bias and Fair Housing Course, unless they obtained their licensed credential after January 1, 2026, and had already taken the 8-hour course.

001.04D.2 - Certified residential upgrading to certified general

This should be 108 hours, including the Valuation Bias and Fair Housing Course, unless they obtained their certified residential credential after January 1, 2026, and had already taken the 8-hour course.

This might be covered somewhere else in the document, but I wanted to bring it to your attention to make sure you knew about it before finalizing your proposed rules. Sorry I didn't catch this the first time I reviewed your proposal. Please let me know if you have any questions.

Thanks,

[Jonny Stewart](#)

Program Manager

O 202.792.1197

C 202.961.7293

1325 G St NW #500
Washington DC 20005



From: [Jonathan Stewart](#)
To: [Kohtz, Tyler](#)
Subject: Re: 2026 Real Property Appraiser Upgrade Requirements
Date: Monday, January 6, 2025 11:46:11 AM
Attachments: [image001.png](#)
[Outlook-signature_.png](#)
[Outlook-A picture_.png](#)
[Outlook-Logo_Desc.png](#)
[Outlook-Icon_Desc.png](#)
[Outlook-Icon_Desc.png](#)

Thanks, Tyler. Very well said.

[Jonny Stewart](#)

Program Manager

O 202.792.1197

C 202.961.7293

1325 G St NW #500
Washington DC 20005



From: Kohtz, Tyler <tyler.kohtz@nebraska.gov>
Sent: Monday, January 6, 2025 10:38 AM
To: Lisa Desmarais <LisaD@appraisalfoundation.org>
Cc: kelly@appraisalfoundation.org <kelly@appraisalfoundation.org>; Jonathan Stewart <Jonathan@asc.gov>; John Brenan <John@asc.gov>; Matt Ponzar <matt@asc.gov>
Subject: FW: 2026 Real Property Appraiser Upgrade Requirements

Lisa,

During a review of the Board's proposed rules and regulations set for hearing on February 20, 2025, P.M. Stewart recognized a disconnect in the proposed rules between the requirements to upgrade from a lower classification to a higher classification as it pertains to the Valuation Bias and Fair Housing Course. Particularly, the Real Property Appraiser Qualifications Criteria that becomes effective on January 1, 2026 ("2026 Criteria") requires an eight hour of Valuation Bias and Fair Housing Course for a credential to be awarded after January 1, 2026; however, the plain language found in the 2026 Criteria clearly states the following for upgrading to a higher classification under the requirements for each classification:

Licensed Residential Real Property Appraiser

Appraisers holding a valid Trainee Appraiser credential may satisfy the educational requirements for the Licensed Residential Real Property Appraiser credential by successfully completing the following additional educational hours:

1. Residential Market Analysis and Highest and Best Use 15 Hours
 2. Residential Appraiser Site Valuation and Cost Approach 15 Hours
 3. Residential Sales Comparison and Income Approaches 30 Hours
 4. Residential Report Writing and Case Studies 15 Hours
- TOTAL 75 Hours

Appraisers holding a valid Certified Residential Real Property Appraiser credential satisfy the educational requirements for the Licensed Residential Real Property Appraiser credential.

Appraisers holding a valid Certified General Real Property Appraiser credential satisfy the educational requirements for the Licensed Residential Real Property Appraiser credential.

Certified Residential Real Property Appraiser

Appraisers holding a valid Trainee Appraiser credential may satisfy the educational requirements for the Certified Residential Real Property Appraiser credential by successfully completing the following additional educational hours:

1. Residential Market Analysis and Highest and Best Use 15 Hours
2. Residential Appraiser Site Valuation and Cost Approach 15 Hours
3. Residential Sales Comparison and Income Approaches 30 Hours
4. Residential Report Writing and Case Studies 15 Hours
5. Statistics, Modeling and Finance 15 Hours
6. Advanced Residential Applications and Case Studies 15 Hours
7. Appraisal Subject Matter Electives 12 Hours

TOTAL 117 Hours

Appraisers holding a valid Licensed Residential Real Property Appraiser credential may satisfy the educational requirements for the Certified Residential Real Property Appraiser credential by successfully completing the following additional educational hours:

1. Statistics, Modeling and Finance 15 Hours
2. Advanced Residential Applications and Case Studies 15 Hours
3. Appraisal Subject Matter Electives 12 Hours

TOTAL 42 Hours

Appraisers holding a valid Certified General Real Property Appraiser credential satisfy the educational requirements for the Certified Residential Real Property Appraiser credential.

Certified General Real Property Appraiser

Appraisers holding a valid Trainee Appraiser credential may satisfy the educational requirements for the Certified General Real Property Appraiser credential by successfully completing the following additional educational hours:

1. General Appraiser Market Analysis and Highest and Best Use 30 Hours
2. Statistics, Modeling and Finance 15 Hours
3. General Appraiser Sales Comparison Approach 30 Hours

4. General Appraiser Site Valuation and Cost Approach 30 Hours
 5. General Appraiser Income Approach 60 Hours
 6. General Appraiser Report Writing and Case Studies 30 Hours
 7. Appraisal Subject Matter Electives 22 Hours
- TOTAL 217 Hours

Appraisers holding a valid Licensed Residential Real Property Appraiser credential may satisfy the educational requirements for the Certified General Real Property Appraiser credential by successfully completing the following additional educational hours:

1. General Appraiser Market Analysis and Highest and Best Use 15 Hours
 2. Statistics, Modeling and Finance 15 Hours
 3. General Appraiser Sales Comparison Approach 15 Hours
 4. General Appraiser Site Valuation and Cost Approach 15 Hours
 5. General Appraiser Income Approach 45 Hours
 6. General Appraiser Report Writing and Case Studies 15 Hours
 7. Appraisal Subject Matter Electives 22 Hours
- TOTAL 142 Hours

Appraisers holding a valid Certified Residential Real Property Appraiser credential may satisfy the educational requirements for the Certified General Real Property Appraiser credential by successfully completing the following additional educational hours:

1. General Appraiser Market Analysis and Highest and Best Use 15 Hours
 2. General Appraiser Sales Comparison Approach 15 Hours
 3. General Appraiser Site Valuation and Cost Approach 15 Hours
 4. General Appraiser Income Approach 45 Hours
 5. General Appraiser Report Writing and Case Studies 10 Hours
- TOTAL 100 Hours

As P.M. Stewart brought to my attention, the 2026 Criteria does not identify the eight-hour Valuation Bias and Fair Housing Course as part of the education requirements to upgrade to a higher classification. Although, any person credentialed after January 1, 2026 would have completed the course, under the plain language of the 2026 Criteria, those credentialed prior to January 1, 2026 are not required to complete the eight-hour Valuation Bias and Fair Housing Course to upgrade to a higher classification after January 1, 2026.

P.M. Stewart indicated that this has been discussed with The Appraisal Foundation and was informed that because the courses listed under “Required Core Curriculum” on pages 27 and 28 in the 2026 Criteria include the eight-hour Valuation Bias and Fair Housing Course, that it is to be enforced by the Appraisal Subcommittee on states as a requirement for a real property appraiser to upgrade to a higher classification. The list found on pages 27 and 28 provide no directives for application or enforcement. The directives for education requirements for both initial and upgraded credentials are clearly defined under each classification. There is no clear or concise language in the 2026 Criteria stating that the eight-hour Valuation Bias and Fair

Housing Course is required for those that hold a credential issued before January 1, 2026, but that upgrade to a higher classification after January 1, 2026.

I do not dispute the intent that the eight-hour Valuation Bias and Fair Housing Course is to be a part of the requirements to upgrade from a lower classification to a higher classification after January 1, 2026, regardless of when the base credential was obtained. However, as previously mentioned, the 2026 Criteria clearly identifies the requirements to upgrade from a lower classification to a higher classification by courses and total hours; the eight-hour Valuation Bias and Fair Housing Course is not included. The Appraisal Subcommittee's intent to enforce 2026 Criteria on states as including the eight-hour Valuation Bias and Fair Housing Course as a requirement to upgrade to a higher classification at the direction of The Appraisal Foundation is unjust as states must implement the real property appraiser qualifications criteria for compliance with Title XI; the Appraisal Foundation adopted the 2026 Criteria with the requirements to upgrade as listed above. If a state implements the 2026 Criteria as adopted, the state should not be held liable for not including the eight-hour Valuation Bias and Fair Housing Course in its requirements to upgrade after January 1, 2026.

States must also provide support for law and rule changes. In this situation, the Board must have a bill introduced to increase the hour total to upgrade from a lower classification to a higher classification for those that first obtained their current credential before January 1, 2026 as the original bill was approved by the legislature with the education requirements listed above for upgrading to a higher classification. The committee that is responsible for vetting the bill and releasing it to the full legislature, along with any senator that has interest in this bill, will ask about the basis for the law change. They will see the same language in the 2026 Criteria as the Board does, which would make it appear that the Board is attempting to implement a burden on real property appraisers separate from the 2026 Criteria based on its own interpretation and not the plain language.

Finally, state governments and the Federal government must adhere to strict rulemaking requirements when attempting to modify, add, or subtract a rule or regulation, and state governments are accountable to the legislatures and the Federal Government is accountable to Congress for this purpose. There is no legal rulemaking structure that The Appraisal Foundation is bound to for adoption of the real property appraiser qualifications criteria or the Uniform Standards of Appraisal Practice; and thus, no accountability to a body representing the people of a state or of this country. In addition, there is no legal avenue to contest the implementation or enforcement of the real property appraiser qualifications criteria or the Uniform Standards of Appraisal Practice (petition to challenge the adoption, implementation, or enforcement). Due to the lack of oversight, structure, and accountability, transparency and public trust are the most important function of The Appraisal Foundation. As such, I am requesting that The Appraisal Foundation not consider the eight-hour Valuation Bias and Fair Housing Course as a requirement of upgrading from a lower classification to a higher classification until the 2026 Criteria is amended through the proper exposure draft process in place for revisions to the criteria, and the criteria clearly and concisely identifies the education

requirements as including the eight hour Valuation Bias and Fair Housing Course to upgrade to a higher classification by those that hold a credential before January 1, 2026. This will ensure that States are implementing the criteria as intended and adopted and provide for the proper avenue for states to make the changes to legislation.

I would also like to address a concern that I have regarding the Q&A, Guidance on Valuation Bias and Fair Housing Laws and Regulations Course Requirements issued on July 18, 2024. Specifically, the answer to the question under the title, “Can a CE version of the course count as QE?” In the answer, TAF states, “CE credit hours cannot be used to satisfy Qualifying Education (QE) requirements, with the following exception. If an individual seeking to upgrade their credential took a VB-FH 7-hour course during their most recent CE cycle, a state may recognize the CE course as meeting the QE requirement if the student takes and passes the required 1-hour exam component of the 8-hour VB-FH QE requirement.” There is no language in the 2026 Criteria restricting such use of the VB-FH 7-hour course to the most recent CE cycle. The intent in Nebraska is to allow use of this course + 1-hour exam to be acceptable regardless of when the VB-FH 7-hour course was completed, provided that both the VB-FH 7-hour course and the VB-FH 8-hour course are approved by the Board and the education provider allows for the individual to sit for the exam. The CE period language in the Q&A should not be enforced as the 2026 Criteria says no such thing and states must be allowed to exercise their rights to implement the criteria as they see fit.

Please let me know if you have any questions.

Regards,

Tyler N. Kohtz
Executive Director
Nebraska Real Property Appraiser Board
[301 Centennial Mall South, First Floor](#)
[Lincoln, NE 68509-4963](#)
Phone: (402) 471-9015
Email: tyler.kohtz@nebraska.gov
Website: appraiser.ne.gov
 [Visit NRPAB on Facebook](#)



From: [Kohtz, Tyler](#)
To: ["Lisa Desmarais"](#)
Cc: [Kelly Davids](#); [Jonathan@asc.gov](#); [John@asc.gov](#); [matt@asc.gov](#)
Subject: RE: 2026 Real Property Appraiser Upgrade Requirements
Date: Monday, January 6, 2025 11:56:00 AM
Attachments: [image003.png](#)
[image004.png](#)

Thank you, Lisa.

Tyler Kohtz
Executive Director
Nebraska Real Property Appraiser Board



From: Lisa Desmarais <LisaD@appraisalfoundation.org>
Sent: Monday, January 6, 2025 11:54 AM
To: Kohtz, Tyler <tyler.kohtz@nebraska.gov>
Cc: Kelly Davids <kelly@appraisalfoundation.org>; [Jonathan@asc.gov](#); [John@asc.gov](#); [matt@asc.gov](#)
Subject: RE: 2026 Real Property Appraiser Upgrade Requirements

Thank you, Tyler,

The AQB chair and I are meeting tomorrow to discuss issuing a Q & A, or some type of clarification. We will be in touch within the week on plans for next steps.

Thank you for the detailed information, this helps us more quickly and precisely address your concerns.

Lisa Desmarais
Vice President, Appraisal Issues
The Appraisal Foundation
1155 15th Street, NW, Suite 1111
Washington, DC 20005
LisaD@appraisalfoundation.org
202.624.3044
My Zoom: <https://us02web.zoom.us/j/2026243044>
www.appraisalfoundation.org

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December 20, 2024

STATEMENT FROM THE BOARD OF THE APPRAISAL SUBCOMMITTEE

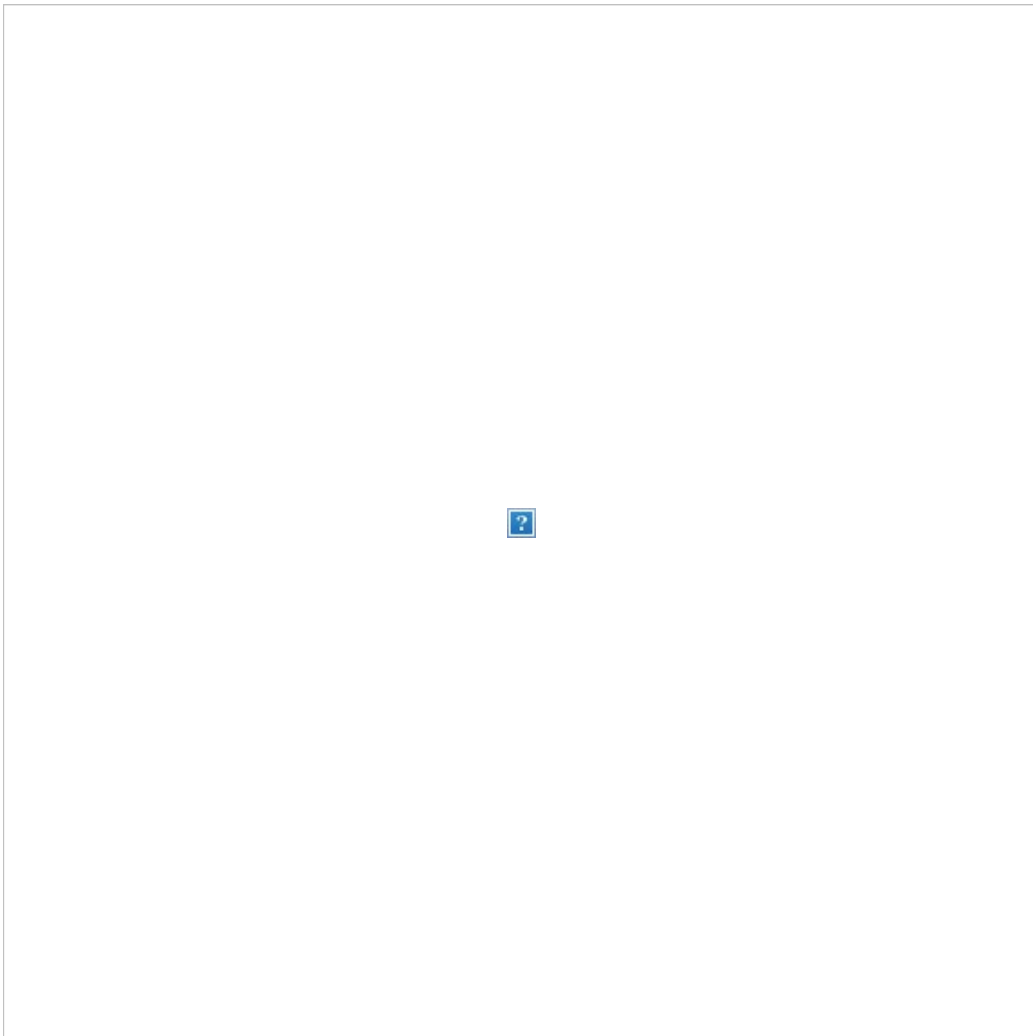
After more than fifteen years of service to the Appraisal Subcommittee (ASC), Executive Director Jim Park has decided to leave his position, effective January 1, 2025. The ASC Board would like to thank Jim for his many years of dedicated service to the Appraisal Subcommittee, its mission, and its people. Jim had many important accomplishments during his tenure as Executive Director, including implementing provisions of the Dodd-Frank Act that apply to the ASC. The ASC Board wishes Jim the very best in all his future endeavors.

Beginning January 1, 2025, the Appraisal Subcommittee General Counsel will serve as the interim Acting Executive Director. The ASC Board will select a longer-term Acting Executive Director while the Board undertakes a search for the next ASC Executive Director.

The ASC Board would again like to express its gratitude to Jim Park for his work and dedication to the ASC. Also, the ASC Board would like to express its continued appreciation for the work and commitment of ASC staff, including their efforts and support during this transition.

###

From: [The Appraisal Foundation](#)
To: [Kohtz, Tyler](#)
Subject: JANUARY NEWSLETTER: Big, bold steps to advance the appraisal profession
Date: Thursday, January 2, 2025 10:52:01 AM



Greetings!

I hope you all had a joyous and restful holiday season. Our team is invigorated as we return from a holiday break, and I am so excited to share what we have in store for this year.

2024 was a year of listening. As you know, I used my first 100 days as president of the Foundation to listen to stakeholders across the profession. I heard a lot of key themes about collaboration and the common causes of appraisers, users of appraisal services, and consumers that bring this incredible profession together and can move it forward.

These learnings have inspired our work for 2025, and we plan for this year to be a year of action. 2025 will be the year we take big, bold steps to advance the appraisal profession.

We have been laying the groundwork for this initiative over the past six months. Gathering ideas that have been percolating in

In This Newsletter

From the President's Desk:
Big, bold steps to advance the appraisal profession

Partner Spotlight

Appraiser Talk

Upcoming Events

February 6-7: [TAFAC Meeting](#)

February 13: [ASB Public Meeting](#)

Contact Us

the profession for quite some time: building a practicum module, funding supervisors and trainees, Criteria review, and much, much more.

For each idea, our team has mapped it out. Identified potential partners, costs, and timelines. Our hope is that in doing all of this work now, these projects will be ready for takeoff just as soon as our team has stakeholders involved who want to be a part of these impactful efforts.

Which brings me to my most important point. We can't do this work alone. We have already made a pitch to Appraisal Subcommittee staff members about possible projects like those outlined above that could be eligible for Title XI grant funds.

As many of you know, Jim Park left the Appraisal Subcommittee at the end of last year. The entire team and boards at the Foundation with him all the best, and we hope to work with the interim Executive Director and new presidential administration to make this a reality.

But we need your help too. There is a tremendous amount of work to be done, and we need all those across the profession who share our goals to work with us to make a meaningful impact.

If any of what I outlined above speaks to you, please contact me. We want to work with you and your organization to take action this year, and by the end of 2025, we will have kicked off a transformative new season for the appraisal profession.

Kelly Davids
President

Updates from the BOT

Keep an eye on your inbox this month as applications will be released for open trustee seats for terms beginning in 2026! More information will be shared in the posting.

Updates from the ASB

The Board is actively exploring the topic of artificial intelligence and its implications within USPAP. They are working toward issuing a paper in the coming months to gather stakeholder input and provide guidance on this important issue.

Updates from the AQB

The Board is currently reviewing two real estate degree programs for potential credit under the Criteria. If approved, this would expand the Degree Review Program by increasing the number of eligible programs, supporting broader participation in the profession.

Partner Spotlight

American Society of Appraisers

ASA is pleased to announce the appointment of Guillermo Ortiz de Zarate as Chief Executive Officer and Executive Vice President, effective February 1, 2025:

<https://www.appraisers.org/asa-newsroom/article/2024/12/02/asa-names-guillermo-ortiz-de->

T 202-347-7722

info@appraisalfoundation.org

www.appraisalfoundation.org

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[zarate-as-new-ceo](https://www.asa.org/education/uspap-education). Start the new year up to date with ASA's 2024-2025 15-hour or 7-hour USPAP Update: <https://www.appraisers.org/education/uspap-education>. This February 2025, ASA is offering several insightful courses and webinars, PP400 Fair Market Value: Appraising Personal Property for Non-Cash Charitable Contributions and Estates: <https://learn.appraisers.org/products/pp400-fair-market-value-appraising-personal-property-for-non-cash-charitable-contributions-and-estates-2>, ME202ACS Machinery and Equipment Valuation Methodology (Aviation Specific): <https://learn.appraisers.org/products/me202acs-machinery-and-equipment-valuation-methodology-aviation-specific-4>, CEMP101 Introduction to Equipment Appraisals for CEMP: <https://learn.appraisers.org/products/comp101-introduction-to-equipment-appraisals-for-comp>, AR203 Managing Multifaceted Assignments: <https://learn.appraisers.org/products/ar203-managing-multifaceted-assignments-3>, BV201 Introduction to Business Valuation – Market Approach: <https://learn.appraisers.org/products/bv201-introduction-to-business-valuation-market-approach-9>, PP165-WEB The State of the Early Americana Market: <https://learn.appraisers.org/products/pp165-the-state-of-the-early-americana-market>, and PP202 Development of a Personal Property Appraisal: Research and Analysis: <https://learn.appraisers.org/products/pp202-development-of-a-personal-property-appraisal-research-and-analysis-2>. Coming April 2025, ASA will host the 2025 Personal Property Appraisal Symposium: https://learn.appraisers.org/products/2025-asa-personal-property-appraisal-symposium#tab-product_tab_overview.

American Society of Farm Managers and Rural Appraisers

The ASFMRA has a full education calendar for the 2025 season. January 2025 offerings include Valuation of Conservation Easements and Other Partial Interests in Real Estate, and more. The entirety of the ASFMRA Education Calendar can be found at asfmra.org.

Collateral Risk Network

The Collateral Risk Network (CRN) promotes sound collateral risk management practices in the housing finance industry through education, collaboration, and adherence to standards. They involve diverse stakeholders and focus on mitigating property, market, exogenous, and operational risks. CRN also recognizes industry leaders through the esteemed Valuation Visionary award, hosts informational sessions, and provides forums for exchanging ideas and solutions. The CRN is dedicated to the growth and development of the valuation industry through technology, state regulatory alignment, and appraisal diversity.

International Association of Assessing Officers

Pete Fontana, a member of the Board of Trustees of The Appraisal Foundation, recently visited IAAO in Kansas City to work with IAAO on advancing efforts to remove barriers to entry to the appraisal profession by working together to build a tool to help state appraisal boards evaluate and accept mass appraisal experience submissions from individuals seeking to become certified appraisers. In addition, IAAO recently hosted an International Research Symposium in Amsterdam on assessment innovation and a focus on AI and more than 80 people attended.

International Society of Appraisers

Register for ISA's Annual Conference, April 3- 5, 2025 in Washington DC. Join industry colleagues and great speakers ranging from keynote speaker Julie Holmes talking about "Becoming an AI empowered Appraiser" to talks on Digital Art, Best Practices for Compromised Artwork, Power of Provenance and so much more. You can also take part in one of the six Tours of some amazing museums and collections. Early bird special ends January 31, 2025. It's seriously the best place for personal property appraisers to be next year! You can find more here: <https://www.isa-appraisers.org/annual-conference/registration> Check out the video here: <https://www.youtube.com/watch?v=cG664QC2T2I>

National Association of Appraisers

NAA is busy finalizing the 2025 ACTS conference slated for April 5-8 in San Antonio TX. We are excited to host the first ever Trainee Field trip, an ADI Workshop, a Fair Housing class, a class on the new UAD, as well as two jammed packed conference days. For more info, www.appraisersconference.net

North Carolina Professional Appraisers Coalition

Kick Off the New Year with NCPAC!

NCPAC will be hosting a membership Zoom meeting in January to start the new year off right. Stay tuned to our Facebook page and watch your email for the date and time, along with the meeting link.

Attention Trainees:

Join us every Wednesday for a FREE National Appraisal Exam Prep Study Group, held virtually from 9:30 to 10:30 AM. Don't miss this opportunity to prepare for success!

Appraiser Talk

Stay up to date on Appraiser Talk!

You can check out all episodes [here](#).

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 Kaufman 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.

Manage Your Subscription

This message was sent to tyler.kohtz@nebraska.gov from news@appraisalfoundation.org

The Appraisal Foundation



The Appraisal Foundation, Farm Credit System Collaborate to Build Rural Appraisal Practicum Model

The Appraisal Foundation today announced a new joint venture with the Farm Credit System to create a Rural Appraisal Practicum Model. This project will provide a framework to address the challenges aspiring rural appraisers face in gaining their required appraisal experience. This initiative will create a structured, hands-on model

tailored to rural and agricultural property appraisals, providing an example that can be used to set up a practicum course that meets the required experience needs of aspiring appraisers.

This project began after the Farm Credit System became a contributor and commissioned the Foundation to complete this work.

“We are thrilled that the Farm Credit System is working with us to take big, bold steps that will have such a meaningful impact on the appraisal profession,” said The Appraisal Foundation President Kelly Davids. “The Appraisal Foundation has a big vision for 2025 and beyond to enact projects that advance appraisers into the future. But we cannot do it alone. We are so appreciative of the Farm Credit System’s shared commitment to these goals, and I am delighted that they are putting that commitment into action through this joint venture.”

“This is precisely the type of collaboration the Board of Trustees has envisioned for the Foundation as we continually seek opportunities to move the profession forward,” said 2025 Board of Trustees Chair Ray Wagester. “The Farm Credit System is blazing a trail for future organizations who share these goals to open new pathways for aspiring appraisers to work with the Foundation and support their mission of public trust.”

The Farm Credit System released the following statement: “We in the Farm Credit System are extremely excited about the collaboration with The Appraisal Foundation. The Farm Credit System is deeply committed to supporting rural America and agriculture. There is a critical need for rural appraisers, especially in these rural areas where gaining experience can often be difficult or nearly impossible. This collaboration and partnership will play a vital role in addressing that gap. Subject matter experts (SMEs) from across the country have joined forces with members of the Appraiser Qualifications Board (AQB) to help structure this practicum model. This year-long initiative aims to produce a comprehensive framework that individuals or organizations can use to formally establish a rural-based appraisal practicum.”

To learn more about opportunities to contribute and commission the Foundation for projects like this, check out the [Foundation Services webpage](#).

--end--

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.

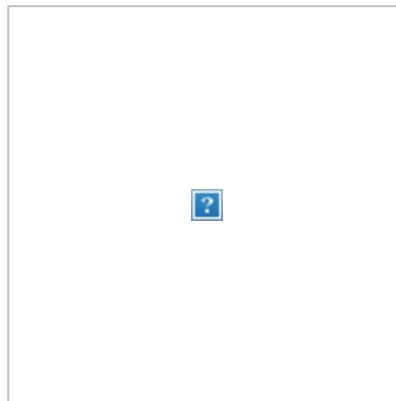


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The Appraisal Foundation
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ASB Public Meeting September 4, 2025 - VIRTUAL



ASB Public Meeting - September 4, 2025 - VIRTUAL

The Appraisal Standards Board will hold a virtual Public Meeting on September 4, 2025.

Location
Virtual

Date/Time

Thursday, September 4, 2025

1:00 pm - 2:00 pm ET

Registration

To register for this event, click

here: https://us02web.zoom.us/webinar/register/WN_eJlgyRcrSVuv0NpGrLLW5w |

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When

9/4/2025 1:00 PM - 2:00 PM

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Board of Trustees - October 14-17, 2025 - San Antonio, TX



[san-antonio-river-walk](#)

600 E Market St
San Antonio, TX 78205

Date/Time

October 14-17, 2025

Registration

To register for this event, click

here: <https://app.smartsheet.com/b/form/73ec9637a5eb4fa89f808c7197917422>

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When

10/14/2025 - 10/17/2025 11:59 PM

Board of Trustees - October 14-17,
2025 - San Antonio, TX

Location

[Grand Hyatt San Antonio](#)

(<https://www.hyatt.com/grand-hyatt/en-US/satgh-grand-hyatt->

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AQB Public Meeting - December 5, 2025 - VIRTUAL



AQB Public Meeting - December 5, 2025 - VIRTUAL

The Appraiser Qualifications Board will hold a Public Meeting virtually on December 5, 2025 from 1:00 pm - 2:00 pm ET to discuss current projects.

Location

Virtual

Date/Time

Thursday, December 5, 2025

1:00 pm - 2:00 pm ET

Registration

To register for this event, click here:

https://us02web.zoom.us/webinar/register/WN_WwrCejBfQp-6Og4LMaEvvA
(https://us02web.zoom.us/webinar/register/WN_WwrCejBfQp-6Og4LMaEvvA).

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