PUBLIC MEETING OF THE NEBRASKA REAL PROPERTY APPRAISER BOARD
Thursday, October 23, 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)

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 10:00 a.m. If needed, the Board will re-enter executive session at the conclusion of the public agenda items discussion to complete review of the above-mentioned items. The Board will not take action on agenda items C, D, E, and F until executive session is completed.

C. Credentialing as a Nebraska Real Property Appraiser 1-3
1. New Applicants for Licensed Residential Credential
    a. L25001

D. Registration as an Appraisal Management Company 1-10
1. New Applicants for Appraisal Management Company Registration
    a. NE2025003
    b. NE2025004
2. Applicants for Renewal of Appraisal Management Company Registration
    a. NE2012078

E. Compliance Matters

F. Other Executive Session Items 1
1. General
    a. 2025.13
    b. 2025.14
    c. 2025.15
2. Personnel

G. Welcome and Chair's Remarks (Public Agenda 10:00 a.m.)

H. Board Meeting Minutes
1. Approval of September 18, 2025 Meeting Minutes 1-14

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

September 18, 2025 Meeting Minutes

A. OPENING

Chairperson Gerdes called to order the September 18, 2025 meeting of the Nebraska Real Property Appraiser Board at 9:00 a.m. 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 Gerdes announced the notice of the meeting was duly given, posted, published, and tendered in compliance with the Open Meetings Act, and all board members received notice simultaneously by email. Publication of official notice of the meeting appeared on the State of Nebraska Public Calendar found at www.nebraska.gov on September 11, 2025. The agenda was kept current in the Nebraska Real Property Appraiser Board office and on the Board's website. In accordance with the Open Meetings Act, at least one copy of all reproducible written material for this meeting, either in paper or electronic form, was available for examination and copying by members of the public. The material in paper form was available on the table in a public folder, and the material in electronic form was available on the Board's website in Public Meeting Material (https://appraiser.ne.gov/board_meetings/). A copy of the Open Meetings Act was available for the duration of the meeting. For the record, Board Members Cody Gerdes of Lincoln, Nebraska; Kevin Hermsen of Gretna, Nebraska; Derek Minshull of North Platte, Nebraska; and Adam Batie of Kearney, Nebraska were present. Board Member Rodney Johnson of Norfolk, Nebraska was absent and excused. Also present were Director Tyler Kohtz, Licensing Programs Manager Karen Loll, Education Program Manager Kashinda Sims, and Business Programs Manager Colby Falls, who are headquartered in Lincoln, Nebraska.

ADOPTION OF THE AGENDA

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

Board Member Hermsen moved that the Board enter executive session for the purpose of reviewing applicants for credentialing; applications for appraisal management company registration; investigations; pending litigation, or litigation which is imminent as evidenced by communication of claim or threat of litigation; and employee performance evaluation. A closed session is clearly necessary to prevent needless injury to the reputation of those involved. Board Member Minshull seconded the motion. The time on the meeting clock was 9:02 a.m. The motion carried with Hermsen, Minshull, Batie, and Gerdes voting aye.

Board Member Minshull moved to exit executive session at 10:04 a.m. Board Member Batie seconded the motion. The motion carried with Hermsen, Minshull, Batie, and Gerdes voting aye.

Break from 10:04 a.m. to 10:15 a.m.

G. WELCOME AND CHAIR'S REMARKS

Chairperson Gerdes welcomed all to the September 18, 2025 meeting of the Nebraska Real Property Appraiser Board. Chairperson Gerdes noted that there were no members of the public in attendance.

H. BOARD MEETING MINUTES

1. APPROVAL OF AUGUST 21, 2025 MEETING MINUTES

Chairperson Gerdes asked for any additions or corrections to the August 21, 2025 regular meeting minutes. With no discussion, Chairperson Gerdes called for a motion. Board Member Minshull moved to approve the August 21, 2025 regular meeting minutes as presented. Board Member Batie seconded the motion. Chairperson Gerdes recognized the motion and asked for any discussion. With no discussion, Chairperson Gerdes called for a vote. The motion carried with Hermsen, Minshull, Batie, and Gerdes voting aye.

I. DIRECTOR'S REPORT

1. REAL PROPERTY APPRAISER AND AMC COUNTS AND TRENDS

a. Real Property Appraiser Report

Director Kohtz presented seven charts outlining the number of real property appraisers as of September 18, 2025 to the Board for review. On page I.4, the Director brought attention to the sharp increase in the number certified general real property appraisers between July and September and informed the Board that LPM Loll has been busy with the increase in new applications. Director Kohtz also acknowledged the increase in the number of certified residential real property appraisers and trainee real property appraisers. The Director then 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 August 31, 2025 to the Board for review. The Director indicated that he had no specific comments and asked for any questions or comments. There was no further discussion.

c. Supervisory Real Property Appraiser Report

The Director presented two charts outlining the number of registered supervisory real property appraisers as of September 18, 2025 to the Board for review. The Director noted that the number of supervisory real property appraisers has increased and correlated this increase to the increase in the number of trainee real property appraisers. 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 September 18, 2025 to the Board for review. The Director indicated that he had no specific comments regarding this report and asked for any questions or comments. There was no further discussion.

2. DIRECTOR APPROVAL OF APPLICANTS

a. Real Property Appraiser Report

Director Kohtz presented the Real Property Appraiser Report to the Board for review showing real property appraiser applicants approved for credentialing by the Director for the period between August 13, 2025 and September 9, 2025. The Director indicated that he had no specific comments and asked for any questions or comments. There was no further discussion.

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 August 13, 2025 and September 9, 2025. The Director asked for any questions or comments. There was no further discussion.

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

Director Kohtz presented the 2025-26 NRPAB Goals and Objectives and SWOT Analysis to the Board for review and provided a status update. The Director brought attention to the Laws, Rules, and Guidance Documents goal to adopt Title 298 changes to implement the Real Property Appraiser Qualification Criteria effective January 1, 2026 for real property appraisers credentialed prior to January 1, 2026 who upgrade to a higher classification after that date, and to implement the CHRC fee increase enacted by the Nebraska State Patrol. Director Kohtz reported that preliminary review responses have been received from the Governor's Policy and Research Office, the Attorney General's Office, and the Appraisal Subcommittee, and these responses will be presented to the Board for review at this meeting. Director Kohtz then guided the Board to the Financials goal to submit a budget deficit request for $12,263.00 deficit to Health Insurance Expenses for FY2025-26, and for $12,876.00 deficit to Health Insurance Expenses for FY2026-27, due to an 18.5% increase in insurance costs to the agency as notified by DAS on June 13, 2025 and reported that the FY2026-27 Mid-Biennium Budget Adjustment Request will be presented to the Board for consideration during this meeting. The Director asked for any questions or comments. There was no further discussion.

J. FINANCIAL REPORT AND CONSIDERATIONS

1. AUGUST FINANCIAL REPORT

The receipts and expenditures for August were presented to the Board for review in the Budget Status Report. The Director led the Board's attention to the "Workers Comp Premiums" expense in the amount of $1,366.00, "Acctg & Auditing Services" expense in the amount of $2,986.00, and "Purchasing Assessment" expense in the amount of $42.00, and reported that these expenditures are for the annual Department of Administrative Services assessments for FY2025-26.

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The Director then guided the Board to the "CIO Charges" expense in the amount of $222.08 and informed the Board that this expenditure is significantly lower than normal, as the July CIO IMS billing is not included due to billing issues that needed to be resolved before payment could be made. The "CIO Charges" expenditures in the September Budget Status Report will include both the July and August billings. The Director then moved to the "Publication & Print Expense" in the amount of $628.08 and reported that the quarterly copy services billing for April through June is included in this expenditure. Director Kohtz then reported that the overall expenditures for the month of August totaled $37,219.44, and the year-to-date overall expenditures for the fiscal year are $75,620.87, which amounts to 15.53 percent of the budgeted expenditures for the fiscal year; 16.99 percent of the fiscal year has passed.

Director Kohtz then brought the Board's attention to revenues and reported that revenues for Application Fees, Certified General New Fees, Certified General Renewal, Certified Residential Renewal, and AMC Registered Renewal continue to be strong in the 2025-26 fiscal year. The Director then reported that the overall revenues for the month of August totaled $26,005.00, and the year-to-date overall revenues for the fiscal year are $55,181.54, which amounts to 14.32 percent of the projected revenues for the fiscal year. The Director reiterated that 16.99 percent of the fiscal year has passed.

Director Kohtz then moved to the Budget Status Report for the Real Property Appraiser Fund and AMC Fund and reported that the Real Property Appraiser Fund expenditures for the month of August totaled $23,992.24, and the year-to-date expenditures for the fiscal year are $50,531.66, which amounts to 15.17 percent of the budgeted expenditures for the fiscal year. The Real Property Appraiser Fund revenues were $14,947.65 for August, and the year-to-date revenues for the fiscal year are $33,271.69, which amounts to 12.95 percent of the projected revenue for the fiscal year. Director Kohtz then reported that the AMC Fund expenditures for the month of August totaled $13,227.20, and the year-to-date expenditures for the fiscal year are $25,089.21, which amounts to 16.31 percent of the budgeted expenditures for the fiscal year. The AMC Fund revenues totaled $11,057.35 for August, and the year-to-date revenues for the fiscal year are $21,909.85, which is 17.05 percent of the projected revenue for the fiscal year. The Director asked if there were any questions or comments regarding the Budget Status Report. There was no further discussion.

Director Kohtz presented the MTD General Ledger Detail report for the month of August and indicated that batch #7941661, with the payee/Explanation "Mertz, Brent" found on page J.10, was a refund in the amount of $550.00 due to a change in credentialing status. Director Kohtz asked for any questions or comments. There was no further discussion.

Director Kohtz presented four graphs illustrating expenses, revenues, and cash balances. The Director noted overall expenditures of $37,219.44 and revenues of $26,005.00 for the month of August for the Real Property Appraiser Program, which includes both the Appraiser Fund and the AMC Fund.
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Director Kohtz then brought the Board's attention to the NRPAB Twenty-Five Month Expenses/Revenues by Program, reiterating that the Real Property Appraiser Fund expenditures totaled $23,992.24, the Real Property Appraiser Fund revenues totaled $14,947.65, the AMC Fund expenditures totaled $13,227.20, and the AMC Fund revenues totaled $11,057.35. The Director finished by reporting that the cash balance for the AMC Fund is $297,255.99, the cash balance for the Appraiser Fund is $350,094.98, and the overall cash balance for both funds is $647,350.97. The Director asked for any questions or comments. Board Member Minshull asked if funds had been transferred to the State's General Fund.

Director Kohtz confirmed that funds have not been transferred. Chairperson Gerdes requested clarification as to why repeated peaks appear on the NRPAB Twenty-Five Month Cash Balance Report. The Director responded that the peaks are due to high revenue periods for the Board when most of the real property appraiser renewal applications are received. Board Member Minshull brought attention to how different this graph will look once the cash fund transfers are completed. Director Kohtz indicated that the cash fund transfers will have a significant effect on the balances and that the Board has taken steps to mitigate critical problems in the near future. According to the Director, once the fund transfers are completed, the balances should begin leveling off as the Board's fee schedule continues to be implemented. The Board will have to re-evaluate the balances in FY2027-28 to determine whether additional fee increases will be needed to return the fund balances to a safe level, closer to the fund balance policy for each fund. There was no further discussion.

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

2. ASC SARAS GRANT REPORT

a. FY25 Budget Status Report

Director Kohtz presented the Budget Status Report for the SARAS Grant Fund and informed the Board that the "Conference Registration" expenditure in the amount of $650.00 was for the Director's Fall AARO Conference registration. The Director reiterated that both the July and August CIO IMS billings will appear in the September Budget Status Report, so expenditures are estimated to be around $20,000.00. Director Kohtz finished by informing the Board that the online reciprocity application is ahead of schedule and under budget at the present time. The Director then asked for any questions or comments. There was no further discussion.

b. FY25 General Ledger Detail Report

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

3. **FY2025-26 MID-BIENNIUM BUDGET ADJUSTMENT REQUEST**

   Director Kohtz presented a FY2025-26 Mid-Biennium Budget Adjustment Request to the Board for consideration. The Director reminded the Board that a discussion took place during the strategic planning meeting regarding the June 13, 2025 letter from Lee Will, Director of the Department of Administrative Services, declaring that the agency expense for health insurance will increase by 18.5% above the amount identified by the Department of Administrative Services for the employee open enrollment period for FY2025-26, and that was identified during preparations for the 2025-2027 Biennium Budget. Director Kohtz indicated that he also contacted Director Will on June 16, 2025 to inquire about the effect of this increase on the agency expense for health insurance for FY2026-27. According to Director Will, the increase will likely be applied to FY2026-27 as well. This health insurance cost increase to the Board results in a deficit of $12,263.00 for FY2025-26 and $12,876.15 for FY2026-27. In the FY2025-26 Mid-Biennium Budget Adjustment Request, the Board is requesting funding for the health insurance cost increase to the agency for both FY2025-67 and FY2026-27. Board Member Minshull asked if this request only includes the health insurance cost increase. The Director confirmed that there are no other issues identified in the request. Board Member Minshull moved to approve the FY2025-26 Mid-Biennium Budget Adjustment Request as presented. Board Member Batie seconded the motion. Chairperson Gerdes recognized the motion and asked for any discussion. With no discussion, Chairperson Gerdes called for a vote. The motion carried with Hermsen, Minshull, Batie, and Gerdes voting aye.

4. **PER DIEMS:** No discussion.

K. GENERAL PUBLIC COMMENTS

Chairperson Gerdes asked for any public comments. With none, Chairperson Gerdes moved on to Education.

L. EDUCATION: No discussion.

M. UNFINISHED BUSINESS:

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

   Director Kohtz reminded the Board that, following discussion during the August 21, 2025 meeting, he would put together a program outline based on the discussion and have staff complete the necessary research to answer the Board's questions. The Director then presented a program outline to the Board and asked if it accurately captured the Board's intent. The Board agreed that the outline does. Director Kohtz then guided the Board to the Purpose section and asked if it had any recommendations or changes. There were no recommendations or changes. The Director then moved to the Qualifications section and again asked for recommendations or changes. There were none offered by the Board. Director Kohtz then presented four charts reporting on the number of certified general real property appraisers and certified general applicants by education, experience, and examination by region and by fiscal year. Finally, the Director presented a list showing the number of hours reported for supervisory real property appraisers by applicant for a three-year period. Director Kohtz then moved back to the questions found on the program outline:

- What is the minimum number of hours for qualification for a supervisory real property appraiser?
- What is the maximum number of hours for supervisory real property appraiser for program disbursement?
- What is the dollar award amount per hour reported by the supervisory real property appraiser?
- What is the target area for the program?
- What is the maximum program disbursement amount for a trainee real property appraiser?

Director Kohtz asked the Board for direction regarding the next steps. Chairperson Gerdes asked if the program is focused on a certain classification. Director Kohtz responded that, at the August meeting, the Board determined that the program should be applicable to trainee real property appraisers and their supervisory real property appraisers for the certified general classification only. The Board discussed various options for both supervisory real property appraisers and trainee real property appraisers.

The first such discussion pertained to target area. The number of certified general real property appraisers residing in the designated metro zone—which consists of Seward, Lancaster, Cass, Saunders, Sarpy, Douglas, Washington, and Dodge counties—and the number of applicants located in the metro zone far exceed the rest of the state. The question was asked whether the metro zone appraisers and applicants should be eligible. Chairperson Gerdes indicated that although the metro region may be the home location for many certified general real property appraisers and applicants, many do work in other designated zones of the state. Board Member Minshull thanked staff for the analysis and brought attention to the low numbers throughout other designated zones in the state. Board Member Minshull asked how the grant could be used to increase the number of available appraisers in underserved areas. Director Kohtz suggested that the program could be restricted to those who plan to focus on the appraisal of agricultural properties in the future. The Board established that the primary need is in rural areas; however, the Board was not confident in whether the deficiency is greater for any specific type of appraisal (agriculture or commercial) or that removing the metro zone from qualification would help solve the problem. After additional discussion, the Board did not limit the target area to any specific zones.

The next discussion centered on making awards to trainee real property appraisers upon the completion of qualifying education or upon issuance of a credential. The Board determined that making an award in real-time would ease the financial burden on a trainee real property appraiser, which could encourage more people to pursue the profession; however, this does not guarantee that a credential is awarded and the number of resident certified general real property appraisers increases. LPM Loll confirmed this statement and added that some trainee real property appraisers never apply for a higher credential and simply maintain their trainee real property appraiser credential. Chairperson Gerdes expressed support for the idea of a real-time award, as completion of education makes a trainee real property appraiser more marketable to a potential supervisory real property appraiser. Director Kohtz reminded the Board that the application must identify a problem and outline how the grant would be used to rectify the problem. If a trainee real property appraiser is awarded grant money, but never upgrades or changes their plans halfway through, what is the outcome? Board Member Minshull commented that it is not easy to fit program qualifications into the ASC grant limitations and restrictions. Although this issue was not resolved, the Board established that it would like the dollar award amount to be $20.00 per education hour, not to exceed the cost of the course.

The final discussion moved to supervisory real property appraiser qualifications. Although the Board agreed that supervisory real property appraisers should be eligible for reimbursement of their renewal fees paid to the Board and for hours engaged with a trainee real property appraiser, a program parameter was not established regarding when a supervisory real property appraiser becomes eligible. Director Kohtz informed the Board that the outlined concept sets eligibility at the time the supervisory real property appraiser's trainee real property appraiser obtains his or her credential. Board Member Minshull expressed support for supervisory real property appraiser eligibility to begin at the time they are engaged with the trainee real property appraiser and additionally mentioned that if the average grant runs for three years, and the estimated timeline of credentialing averages three years, the program does not increase the number of certified general real property appraisers in the state beyond what the number would have been without the grant. Board Member Hermsen agreed that the grant would likely expire before the numbers increase. Director Kohtz confirmed that the grant period is limited. Chairperson Gerdes asked if grant funds could be carried over from year to year or earmarked to be paid after the grant period. The Director stated that funds do not generally carry forward; funds must be distributed in the funding year. The Board continued to discuss making awards to supervisory real property appraisers as they proceed through the process with a trainee real property appraiser. The Director expressed concern for the logistical side of the program; specifically, how hours are determined as acceptable and verifiable toward the end goal to increase the number of certified general real property appraisers residing in Nebraska.
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Board Member Hermsen expressed skepticism that the program would increase the number of certified general real property appraisers but agreed that more certified general real property appraisers may be willing to train future certified general real property appraisers. Board Member Hermsen brought attention to the costs for training and said anything to reduce the financial burden would be helpful. Board Member Minshull asked if reimbursements could be made for equipment purchases. Director Kohtz responded that it is possible; however, he was not sure how the program would determine what is eligible. This concept was left unresolved. The discussion then turned to supervisory real property appraisers that reside outside of Nebraska—specifically, do they qualify for the grant program. LPM Loll confirmed that there are supervisory real property appraisers that reside outside of the state. There was no further discussion regarding out-of-state supervisory real property appraisers.

The Director expressed enthusiasm for the discussion and recommended that the program outline and evidence be submitted to the ASC Grants Manager for feedback. If it appears that the Board is on the right track, follow-up questions will be asked to gain a better feel for the concepts discussed today. The Board agreed with this plan. Chairperson Gerdes expressed support for the program and the discussions. Board Member Minshull agreed and added that other classifications have PEREA to help increase the number of appraisers; there is no such program for the certified general classification. Director Kohtz thanked Board Member Minshull for bringing this to his attention noting that it is a relevant factor. Minshull then stated that the average age of a supervisory real property appraiser may also be a factor. Director Kohtz again thanked Board Member Minshull and reminded the Board that the Real Property Appraiser Qualifications Criteria is going to change significantly soon, so there are other factors that will affect the numbers. No further discussion took place.

N. NEW BUSINESS

1. 500 South 16th Street DOL Building Relocation

Director Kohtz informed the Board that DAS Building Division is requesting that the Board relocate to the second floor of the 500 South 16th Street DOL building. The Director reported that he has been working with DAS to ensure that certain requirements are met for the Board to agree to this relocation. The Director then described the following:

- NRPAB to relocate to 500 South 16th Street DOL Building in February 2026.
- Costs of relocation to be paid by DAS Buildings Division, including moving costs, new director’s desk to fit the space, and build out.
- Space, reduced from 1,490 square feet to 900 square feet, is stick-and-drywall construction, and includes director's office, flex room, storage, and employee cubicles
- Annual Rent and Building Assessment savings of $7,133.00.
- 15' x 15 '-6” flex room will include 10'-0" x 5'-0" of conference table space suitable for informal meetings, staff meetings, agency meetings, and meetings with applicants or appraisers.
- Each board member will receive code to East Parking Garage (1501 M Street) for parking.

- NRPAB must utilize two shared conference rooms with three other agencies; TERC, Nebraska Real Estate Commission, and Nebraska Tourism Commission.
- The shared conference rooms, managed by DAS Building Division, will be high tech with video board and controlled lighting - waiting on response from DAS Buildings Division regarding virtual conferencing capabilities.
- The Board will be able to make conference room reservations on a reoccurring basis to reserve the third Thursday of each month for its regular meetings.
- A significant amount of furniture must be surplused due to space reduction.
- DAS Buildings Division would like to allow DHHS to have the opportunity to take ownership of any furniture not moved to the new location and will surplus what is not used by DHHS —saving staff time for the small revenues typically generated by surplus property.

Director Kohtz then indicated that much of the current furniture would not fit well in the new location due to size and function and requested approval for funding up to $3,000.00 for equipment/furniture as needed to be transferred from Rent Expenses-Buildings (524600) and Rent Exp-Depr Surcharge (524900) to the applicable account. Chairperson Gerdes requested clarification —specifically, whether this request was to provide a budget to use for this purpose without having to bring every purchase request to the Board for approval? The Director responded that Chairperson Gerdes's assessment is correct. Director Kohtz added that the $3,000.00 is the approximate difference between the old and new rent and assessment fees for the remainder of the fiscal year after the move takes place in February. Chairperson Gerdes expressed support for the funding. Board Member Minshull moved to approve the 500 South 16th Street DOL Building Relocation Plan and authorize funding up to $3,000.00 for equipment/furniture as needed to be transferred from Rent Expenses-Buildings (524600) and Rend Exp-Depr Surcharge (524900) to applicable accounts. Board Member Hermsen seconded the motion. Chairperson Gerdes recognized the motion and asked for any discussion. With no discussion, Chairperson Gerdes called for a vote. The motion carried with Hermsen, Minshull, Batie, and Gerdes voting aye.

2. **Open 1st Congressional District Certified Real Property Appraiser Representative Position**
Director Kohtz presented a draft Memo from the Board titled, "State of Nebraska Accepting Applications for Open 1st District Certified Real Property Appraiser Member on NRPAB." The Director reported that Chairperson Gerdes's term will expire on December 31, 2025 and it is time to begin advertising this opening. Director Kohtz informed the Board that the memo will reach all contacts and the Governor's office will be notified that the Board is now advertising for the opening. Chairperson Gerdes expressed support for getting this process started and asked for any discussion. With none, the Chairperson called for a motion. Board Member Minshull moved to approve the Memo From the Board titled "State of Nebraska Accepting Applications for Open 1st Congressional District Certified Real Property Appraiser Member on NRPAB" and begin public advertisement of the opening. Board Member Hermsen seconded the motion. Chairperson Gerdes recognized the motion and asked for any discussion. With no discussion, Chairperson Gerdes called for a vote. The motion carried with Hermsen, Minshull, Batie, and Gerdes voting aye.

Break from 12:15 p.m. to 12:20 p.m.

O. LEGISLATIVE REPORT AND BUSINESS

1. TITLE 298 UPDATE

a. Request for Preliminary Review of Title 298_August 7, 2025 Draft and Received Responses

Director Kohtz reported that ASC Policy Manager Stewart, AAG Kinnison, and Grant Latimer with the Governor's Policy and Research Office have completed preliminary reviews of the Title 298 draft. Director Kohtz presented the Governor's Policy and Research Office's approval to proceed with the hearing process and informed the Board that no changes were recommended. The Director then turned the Board's attention to the comments provided by AAG Kinnison, who also did not recommend any changes to the draft for the Board to consider. Finally, the Director reported the comments from ASC Policy Manager Stewart. PM Stewart did not recommend any changes to the draft but indicated that the ASC attorney found that Nebraska is exceeding criteria by requiring education providers of the seven-hour Valuation, Bias, and Fair Housing Laws and Regulations Course to be approved through the CAP program and that Nebraska could approve the course indepentently. In response, the Director informed PM Stewart that the Board is treating this course the same as the 7-hour USPAP Continuing Education Course. The Board requires that both the Valuation Bias and Fair Housing Laws and Regulations Course and the 7-Hour USPAP Continuing Education Course continuing education courses be AQB approved to ensure that the content requirements are adequately met. Director Kohtz asked for any questions or comments. There was no further discussion.

b. Summary of Proposed Changes to Title 298_August 7, 2025 Draft

Director Kohtz presented the Summary of Proposed Changes to Title 298_August 7, 2025 Draft to the Board for review. The Director informed the Board that this document has not changed from the version presented at the last meeting. The Director asked for any questions or comments. There was no further discussion.

c. Title 298_August 7, 2025 Draft

Director Kohtz presented the Title 298_August 7, 2025 Draft to the Board for consideration and requested a motion to approve the draft and hold a hearing for adoption of the proposed changes to Title 298 on November 20, 2025 at 9:00 a.m. Board Member Minshull moved to approve Title 298_August 7, 2025 Draft as presented and hold hearing for adoption of the proposed changes to Title 298 on November 20, 2025 at 9:00 a.m. Board Member Hermsen seconded the motion. Chairperson Gerdes recognized the motion and asked for any discussion. With no discussion, Chairperson Gerdes called for a vote. The motion carried with Hermsen, Minshull, Batie, and Gerdes voting aye.

2. OTHER LEGISLATIVE MATTERS: No discussion.

P. ADMINISTRATIVE BUSINESS

1. GUIDANCE DOCUMENTS: No discussion.

2. INTERNAL PROCEDURAL DOCUMENTS: No discussion.

3. **FORMS, APPLICATIONS, AND PROCEDURES**: No discussion.

Q. OTHER BUSINESS

1. **BOARD MEETINGS** No discussion.

2. **CONFERENCES/EDUCATION** No discussion.

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

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

5. **APPRAISAL SUBCOMMITTEE**

   a. **ASC Board Selects Fredrick Griefer as Acting Executive Director**
   Director Kohtz presented the Appraisal Subcommittee press release titled, "ASC Board Selects Fredrick Griefer as Acting Executive Director" to the Board for review and indicated that Fredrick Griefer has been named the Acting Executive Director for the ASC, effective August 10, 2025. The Director then asked for any questions or comments. There was no further discussion.

6. **THE APPRAISAL FOUNDATION**

   a. **TAF September Newsletter**
   Director Kohtz presented The Appraisal Foundation's September Newsletter to the Board for review. The Director guided the Board to the first full paragraph on page Q.3. Specifically, the language, "They are currently hard at work on the Criteria Reassessment Project and hope to release an exposure draft before the end of the year." Director Kohtz informed the Board that, at the State Regulator Advisory Group Meeting this week, TAF indicated that March or April 2026 is now the target for the first exposure draft for the next criteria update. 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 that he had no specific comments. The Director asked for any questions or comments. There was no further discussion.

7. **ASSOCIATION OF APPRAISER REGULATORY OFFICIALS:** No discussion.

8. **GOVERNMENT-SPONSORED ENTERPRISES**

   a. **Frannie Mae**

      i. **Fannie Mae Selling Guide Announcement (SEL-2025-07)_September 3, 2025**
      Director Kohtz presented the Fannie Mae document titled, "Selling Guide Announcement (SEL-2025-07)" 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.

      ii. **Fannie Mae Reconsideration of Value (ROV)_September 3, 2025**

Director Kohtz presented the Fannie Mae document titled, “Reconsideration of Value (ROV)” 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. **Freddie Mac:** No discussion.

9. **IN THE NEWS:** No discussion.

C. CREDENTIALING AS A NEBRASKA REAL PROPERTY APPRAISER

The Board reviewed applicant L25001. Chairperson Gerdes asked for a motion on L25001.

Board Member Hermsen moved to take the following action:

L25001 / Send report for property located at 340 Windsor Drive in Papillion, Nebraska for USPAP compliance review.

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

D. REGISTRATION AS AN APPRAISAL MANAGEMENT COMPANY

The Board reviewed applicant NE2012088. Chairperson Gerdes asked for a motion on NE2012088.

Board Member Hermsen moved to take the following action:

NE2012088 / Approve Application for Renewal of Nebraska Appraisal Management Company Registration.

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

E. COMPLIANCE MATTERS

The Board reviewed compliance matters 25-08 and 23-01. Chairperson Gerdes asked for a motion on 25-08 and 23-01.

Board Member Hermsen moved to take the following action:

25-08 / Dismiss without prejudice.

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

Board Member Hermsen moved to take the following action:

23-01 / Send report for the property located at 2812 Pratt Street in Omaha, Nebraska for UPSAP compliance review.

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

F. OTHER EXECUTIVE SESSION ITEMS

1. General

a. 2025.13

The Board reviewed an appraisal management company's surety bond status. The organization may not hold an active surety bond as required by Neb. Rev. Stat. § 76-3203(2). Board Member Hermsen moved to send letter to AMC by certified mail requesting that evidence of an active surety bond be provided to the Board's office on or before October 10, 2025. Board Member Minshull seconded the motion. Chairperson Gerdes recognized the motion and asked for any discussion. With none, Chairperson Gerdes called for a vote. The motion carried with Hermsen, Minshull, Batie, and Gerdes voting aye.

2. PERSONNEL MATTERS: No discussion.

R. ADJOURNMENT

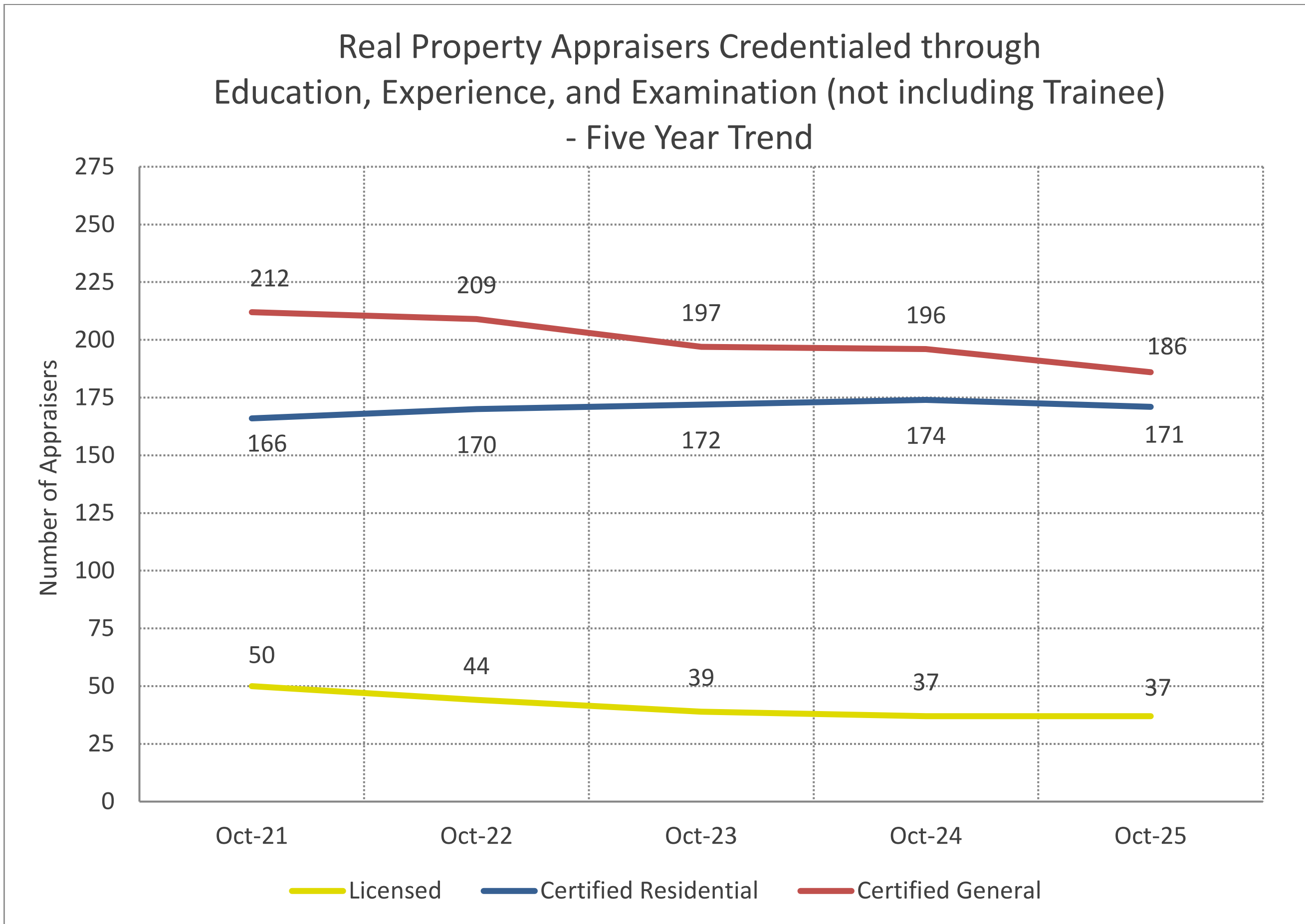
Board Member Hermsen moved to adjourn the meeting. Board Member Minshull seconded the motion. The motion carried with Hermsen, Minshull, Batie, and Gerdes voting aye. At 12:28 p.m., Chairperson Gerdes adjourned the September 18, 2025 meeting of the Nebraska Real Property Appraiser Board.

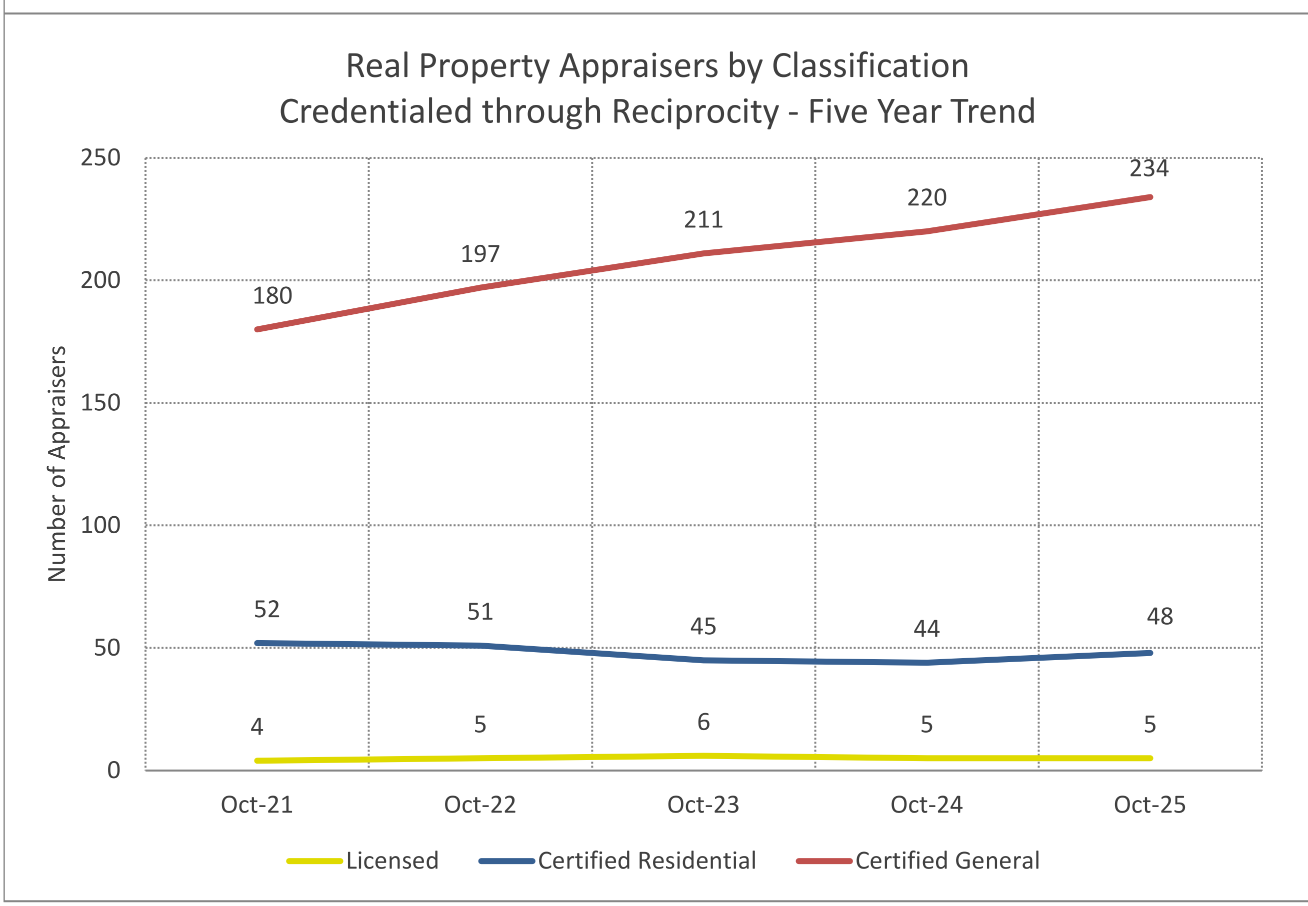
Respectfully submitted,

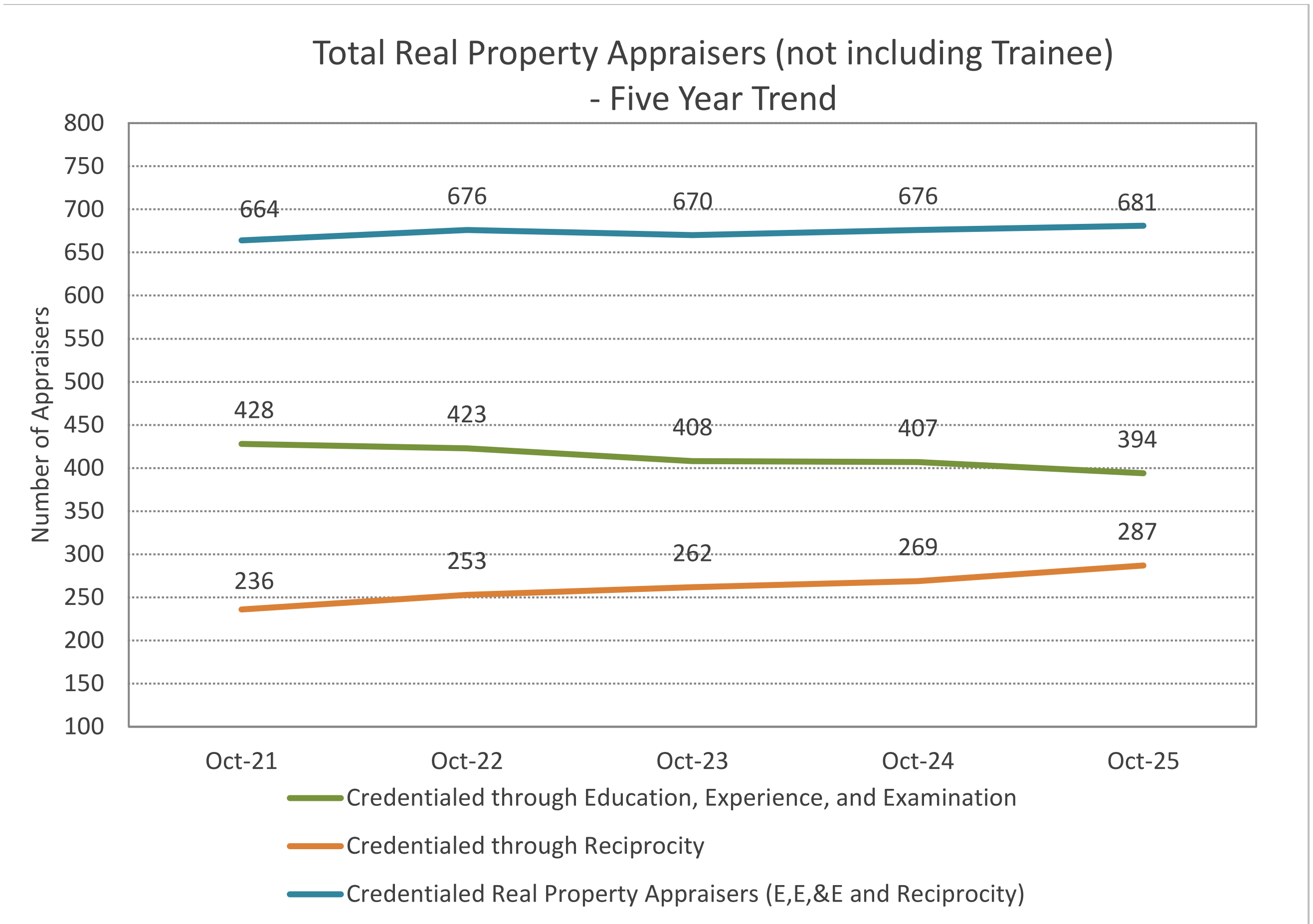
Tyler N. Kohtz
Director

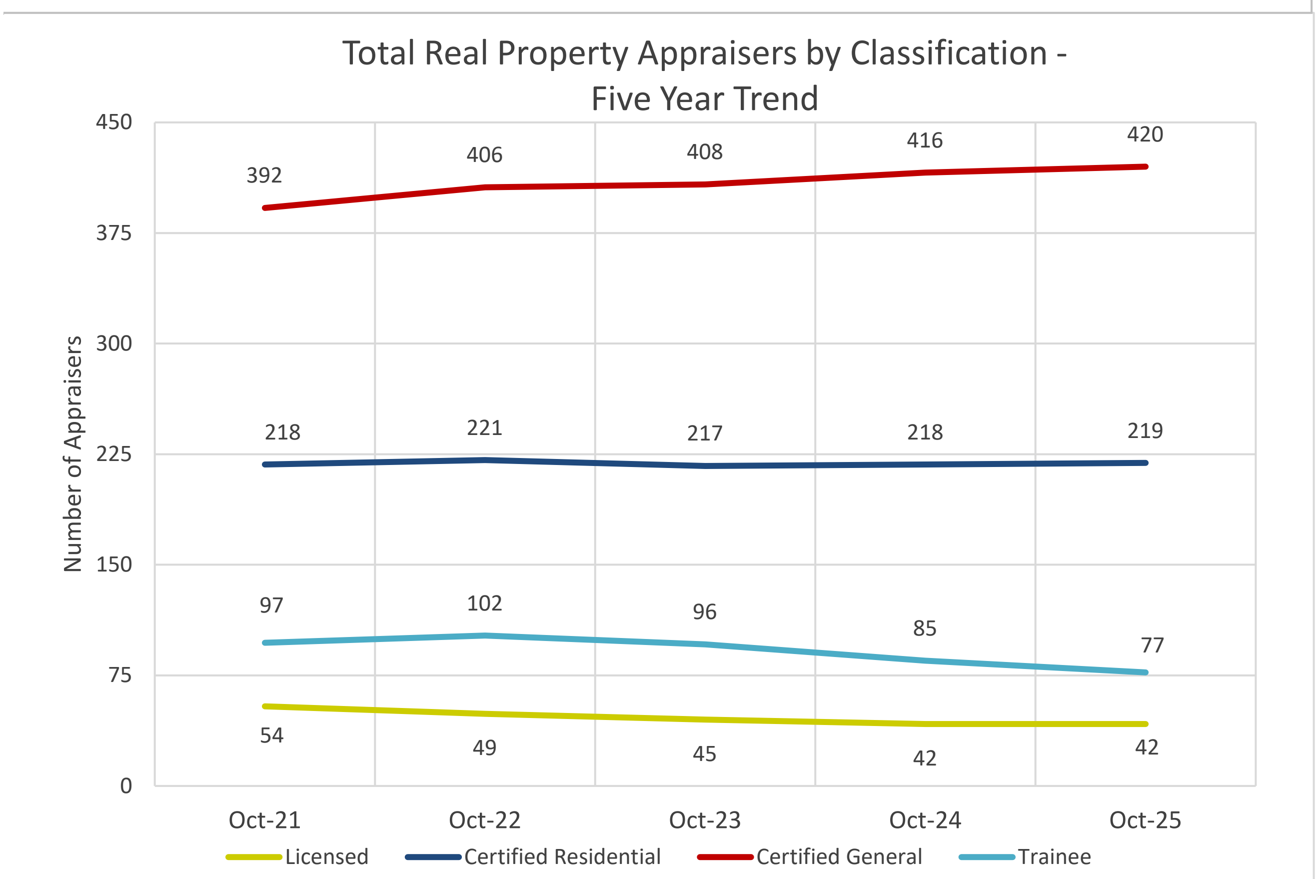
These minutes have been made available for public inspection on September 25, 2025, in compliance with Nebraska Revised Statue § 84-1413(5).

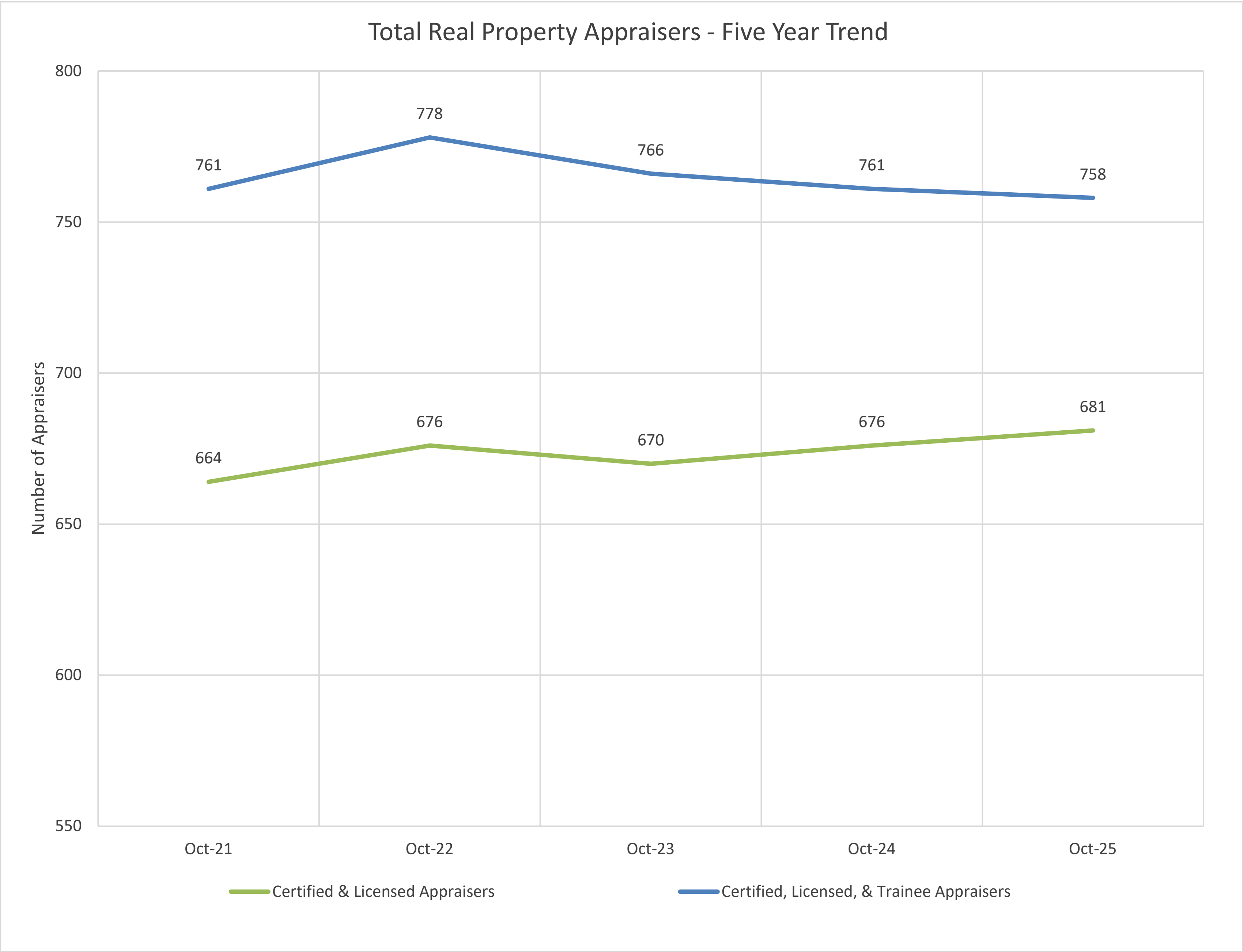
Real Property Appraiser Report

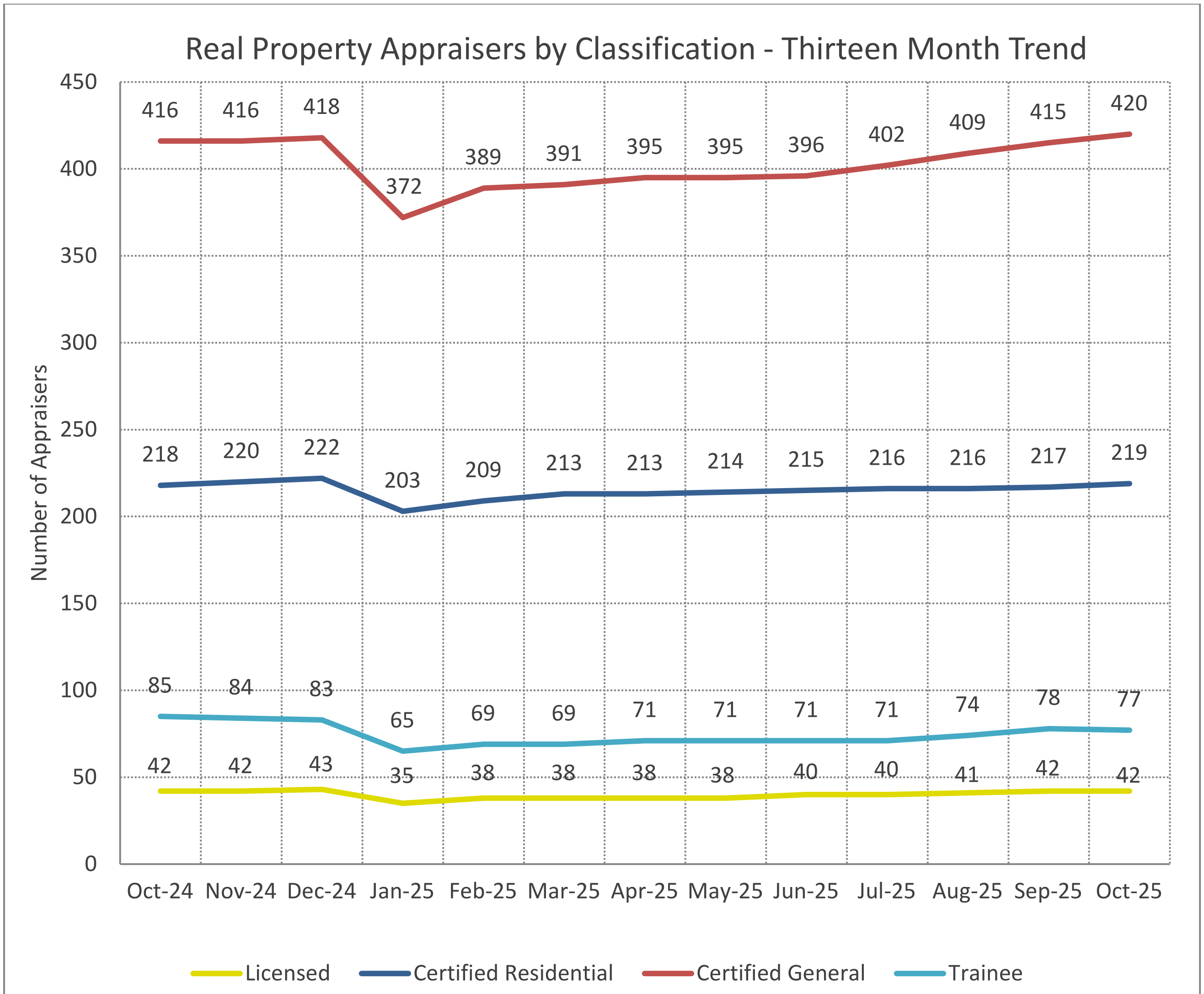


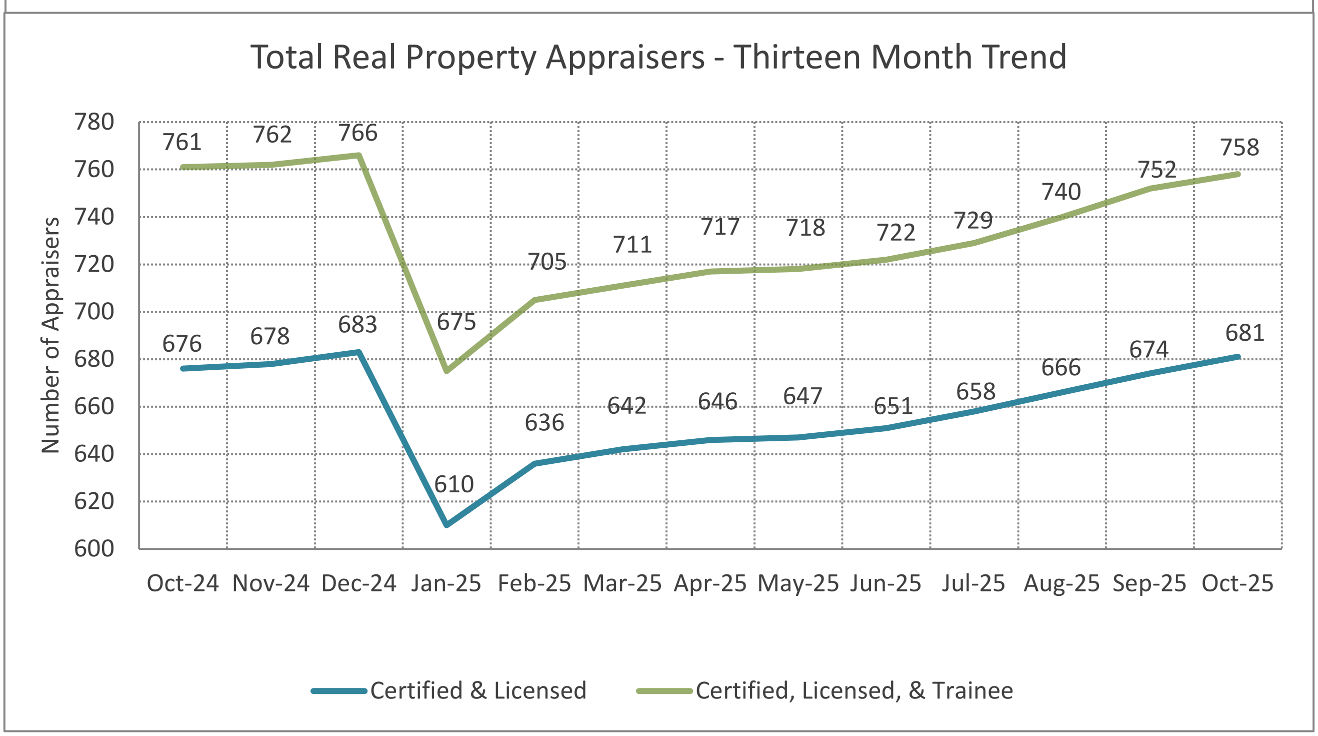



Total Real Property Appraisers (not including Trainee) - Five Year Trend
Number of Appraisers
800
750
700
650
600
550
500
450
400
350
300
250
200
150
100
664
676
670
676
681
428
423
408
407
394
236
253
262
269
287
Oct-21
Oct-22
Oct-23
Oct-24
Oct-25
Credentialed through Education, Experience, and Examination
Credentialed through Reciprocity
Credentialed Real Property Appraisers (E,E,&E and Reciprocity)

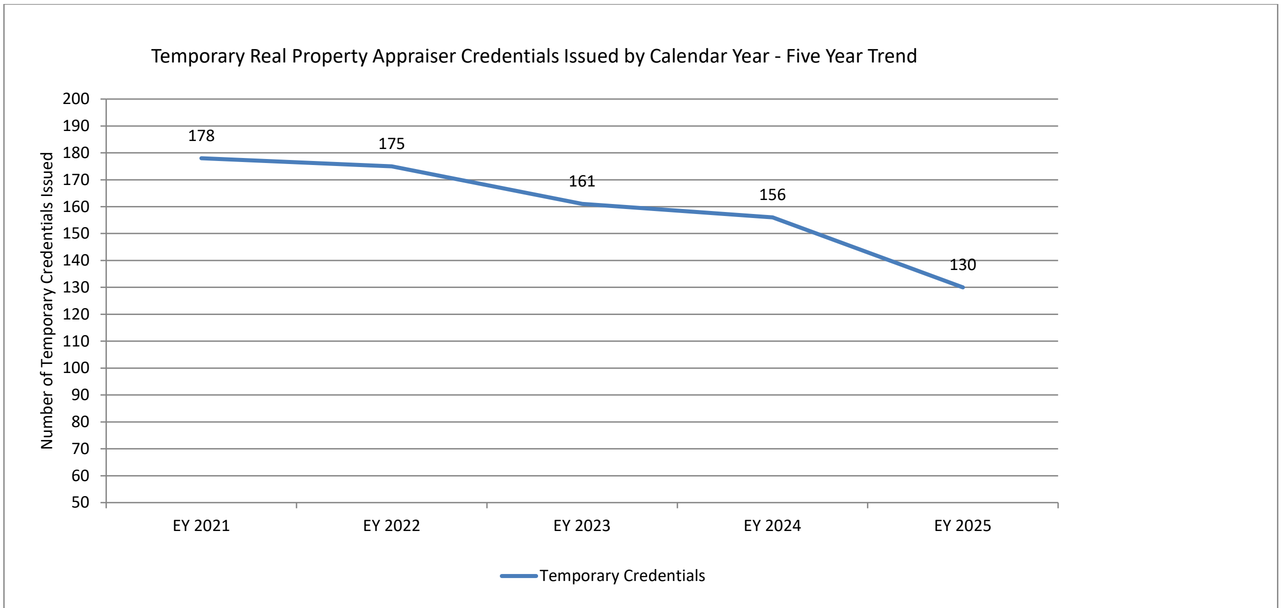

Total Real Property Appraisers by Classification - Five Year Trend
Number of Appraisers
450
375
300
225
150
75
0
392
406
408
416
420
218
221
217
218
219
97
102
96
85
77
54
49
45
42
42
Oct-21
Oct-22
Oct-23
Oct-24
Oct-25
Licensed
Certified Residential
Certified General
Trainee

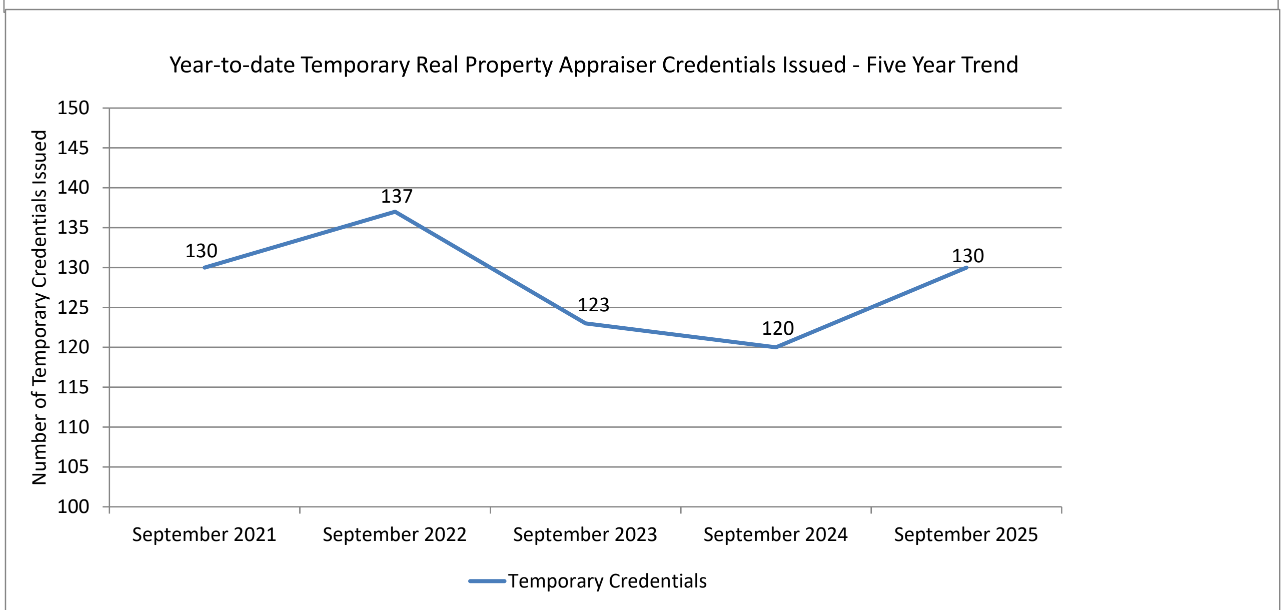

Total Real Property Appraisers - Five Year Trend
Number of Appraisers
800
750
700
650
600
550
761
778
766
761
758
664
676
670
676
681
Oct-21
Oct-22
Oct-23
Oct-24
Oct-25
Certified & Licensed Appraisers
Certified, Licensed, & Trainee Appraisers

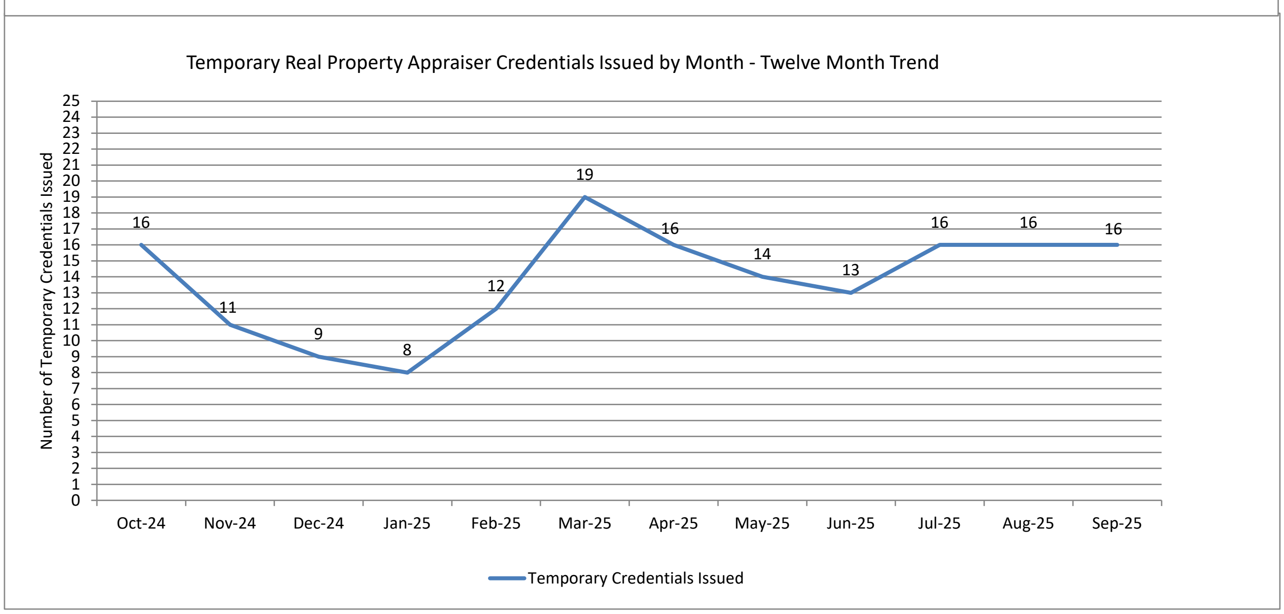

Real Property Appraisers by Classification - Thirteen Month Trend
Number of Appraisers
450
400
350
300
250
200
150
100
50
0
416 416 418 372 389 391 395 395 396 402 409 415 420
218 220 222 203 209 213 213 214 215 216 216 217 219
85 84 83 65 69 69 71 71 71 71 74 78 77
42 42 43 35 38 38 38 38 40 40 41 42 42
Oct-24 Nov-24 Dec-24 Jan-25 Feb-25 Mar-25 Apr-25 May-25 Jun-25 Jul-25 Aug-25 Sep-25 Oct-25
Licensed
Certified Residential
Certified General
Trainee


Total Real Property Appraisers - Thirteen Month Trend
Number of Appraisers
780
760
740
720
700
680
660
640
620
600
761 762 766 675 705 711 717 718 722 729 740 752 758
676 678 683 610 636 642 646 647 651 658 666 674 681
Oct-24 Nov-24 Dec-24 Jan-25 Feb-25 Mar-25 Apr-25 May-25 Jun-25 Jul-25 Aug-25 Sep-25 Oct-25
Certified & Licensed
Certified, Licensed, & Trainee

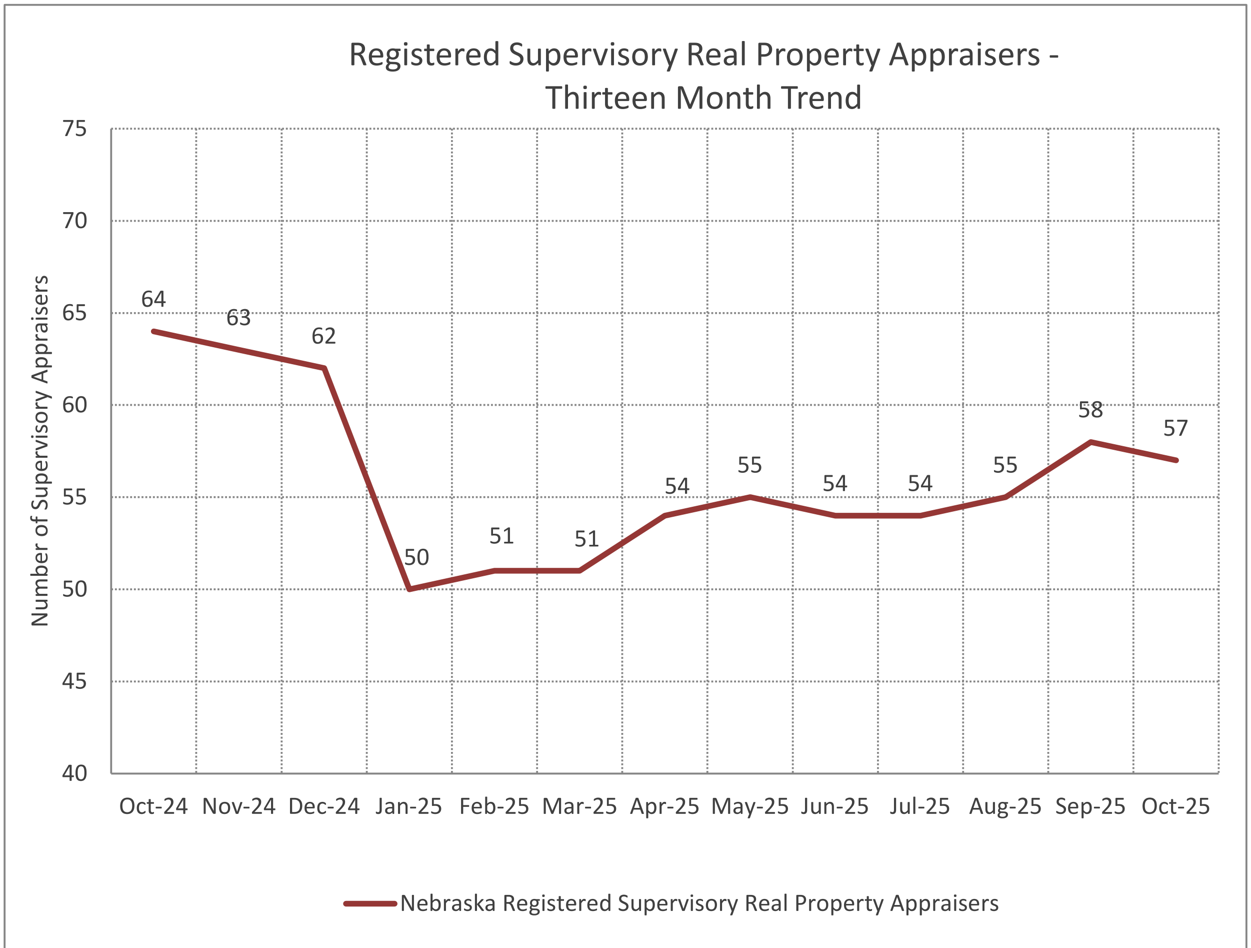
Temporary Real Property Appraiser Report

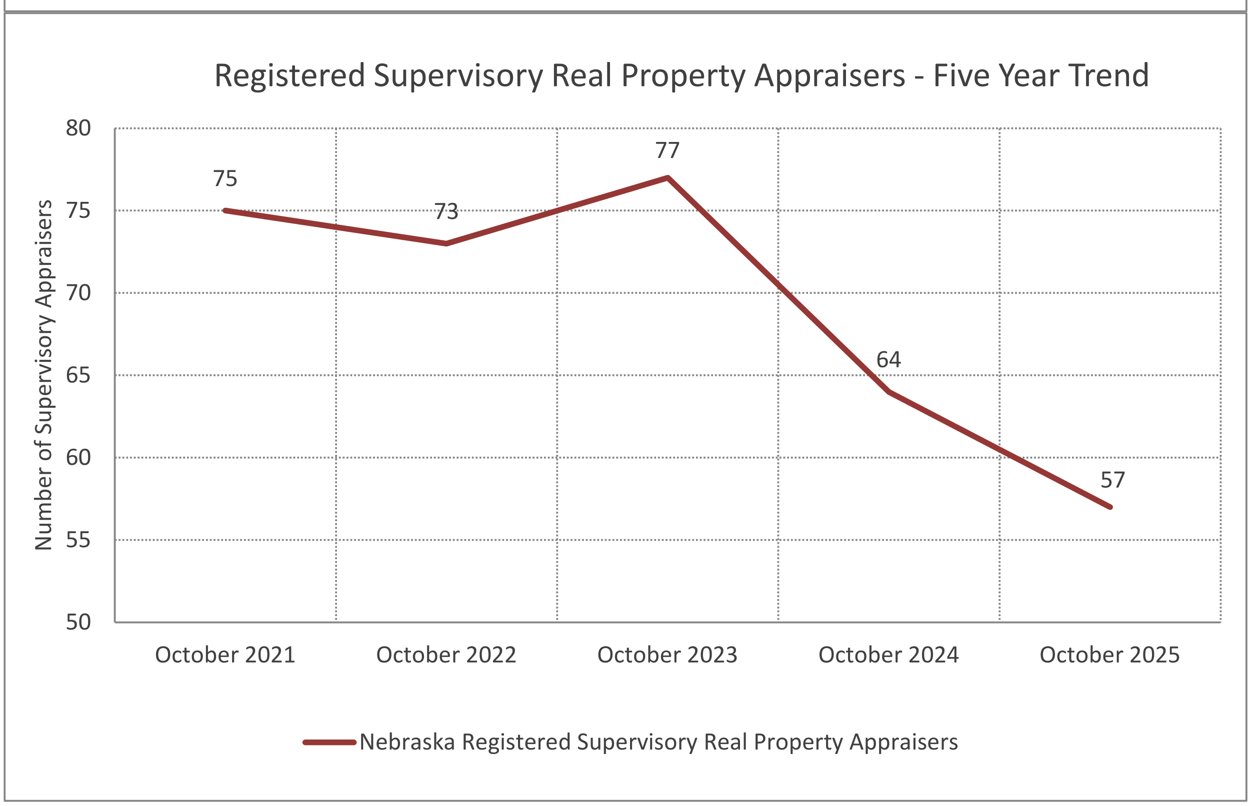




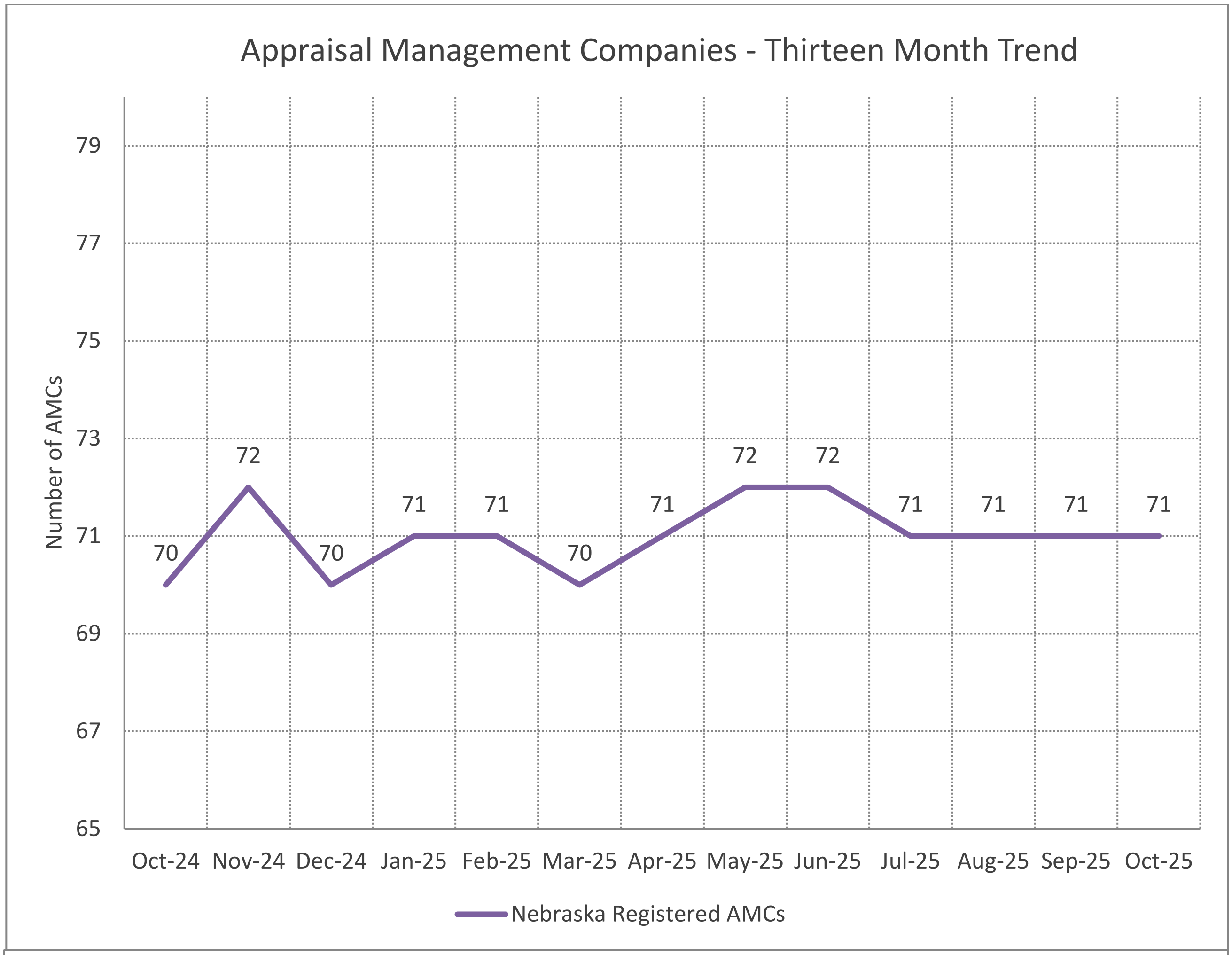


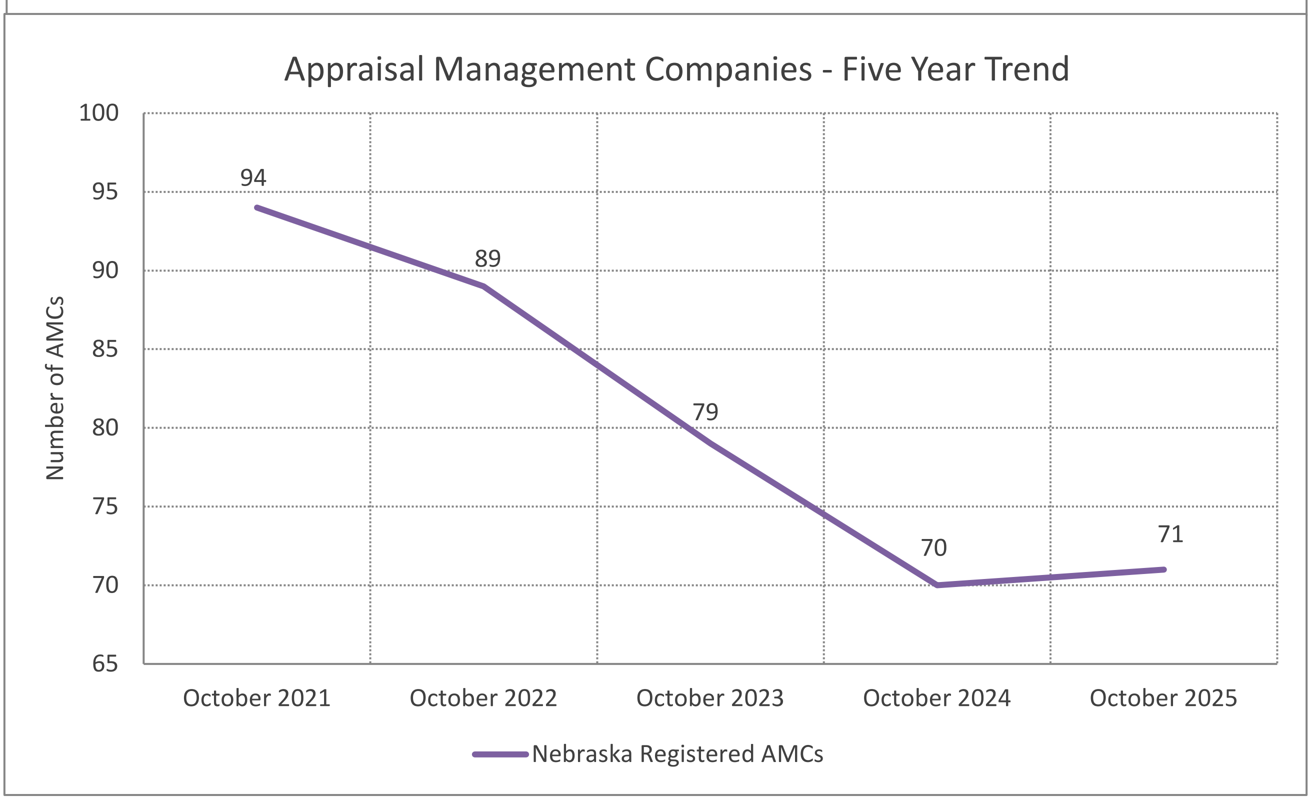
Supervisory Real Property Appraiser Report





Appraisal Management Company Report





NEBRASKA REAL PROPERTY APPRAISER BOARD

DIRECTOR APPROVAL OF REAL PROPERTY APPRAISER APPLICANTS

September 10, 2025 – October 14, 2025

New Trainee Real Property Appraisers		
T25012	Ingalls, Reece	Approved September 25, 2025
New Certified Residential Real Property Appraisers through Reciprocity		
CR25008R	Allen, David	Approved September 29, 2025
New Certified General Real Property Appraisers through Reciprocity		
CG25025R	Hall, William	Approved September 11, 2025
CG25026R	Garlock, John	Approved October 1, 2025
CG25022R	Heyde, Brock	Approved October 4, 2025
CG25027R	DeLeon, Ryan	Approved October 7, 2025

NEBRASKA REAL PROPERTY APPRAISER BOARD

DIRECTOR APPROVAL OF EDUCATION ACTIVITY AND INSTRUCTOR(S) APPLICANTS

September 10, 2025 – October 14, 2025

Provider	Activity Number	Hours	Title	Instructor(s)	Approval Date
New Continuing Education Activities and Instructors					
Rocky Mountain Appraiser Association	2253484.88	2.00	The Housing Economy in Transition: What Appraisers Need to Know	Kevin Hecht	09/16/2025
OREP Education Network	2252483.19	7.00	Basic Market Analysis: The Key to Credible Results	Jason Tillema	09/19/2025
McKissock, LLC	2253487.03	7.00	Live Webinar: Appraising Complex and Stigmatized Residential Properties	Dan Bradley, Josh Walitt, Steve Maher, Robert McClelland, Robert Frazier, Robert Abelson, Jo Traut, Charles Huntoon, Philicia Lloyd, Julie Molendorp-Floyd, Greg Stephens, Charles Fisher, Alexander Gilbert, Pam Teel, Kevin Hecht, Mel Black, Alan Hummel, Sam Martin, Kelly Yeatts, Michelle Bradley, Stephanie Streep-Tuley	10/11/2025
McKissock, LLC	2253488.03	5.00	Live Webinar: Land and Site Valuation	Dan Bradley, Josh Walitt, Steve Maher, Robert McClelland, Robert Frazier, Robert Abelson, Jo Traut, Charles Huntoon, Philicia Lloyd, Julie Molendorp-Floyd, Greg Stephens, Charles Fisher, Alexander Gilbert,	10/11/2025

				Pam Teel, Kevin Hecht, Diana Jacob, Alan Hummel, Sam Martin, Kelly Yeatts, Michelle Bradley, Stephanie Streep-Tuley	
McKissock, LLC	2253489.03	7.00	Live Webinar: Residential Property Inspections: An Appraiser's Perspective	Dan Bradley, Josh Walitt, Steve Maher, Robert McClelland, Robert Frazier, Robert Abelson, Jo Traut, Charles Huntoon, Philicia Lloyd, Julie Molendorp-Floyd, Greg Stephens, Charles Fisher, Alexander Gilbert, Pam Teel, Kevin Hecht, Diana Jacob, Alan Hummel, John Dingeman, Kelly Yeatts, Michelle Bradley, Stephanie Streep-Tuley	10/11/2025

2025-26 Nebraska Real Property Appraiser Board Goals and Objectives
June 17, 2025 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	Adopt Title 298 changes to implement the Real Property Appraiser Qualification Criteria Effective January 1, 2026 for real property appraisers credentialed prior to January 1, 2026 that upgrade to a higher classification after January 1, 2026 and to implement the CHRC Fee changes as increased by the Nebraska State Patrol.	6/30/2026	Hearing set for November 20, 2025.	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, maintain an effective enforcement program, and provide for better clarification and administration.	Ongoing.	
				Harmonize Title 298 with the changes made to the Nebraska Real Property Appraiser Act and Appraisal Management Company Registration Act as needed.	Ongoing.	
				Address changes to USPAP, Real Property Appraiser Qualifications Criteria, ASC Policy Statements, AQB CAP Program Guidelines, and Title XI as required.	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	None.			None.		
CREDENTIALING AND REGISTRATION	For real property appraiser and AMC applications available online, explore offering paper applications upon request only for processing fee.	12/31/2025	Completed August 21, 2025	Monitor real property appraiser credential renewal dates.	Ongoing.	
	Explore use of SARAS Grant to increase the number of Nebraska resident real property appraisers.	6/30/2026	In progress.			
	Explore separate fee structure for credentialing through reciprocity.	12/31/2025	Completed July 17, 2025			
	Review current AMC fees.	12/31/2025	Completed August 21, 2025			
EDUCATION	Reach out to Nebraska community colleges with real estate degree programs to gauge interest in obtaining AQB CAP Approval.	6/30/2026		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	Populate the Disciplinary History Search with all real property appraiser and AMC disciplinary action history for active credential and registration holders.	6/30/2026		Encourage development of Memos from the Board and Facebook posts, and The Nebraska Appraiser articles that contain facts of interest to the appraisal business 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.	
ADMINISTRATION	Utilize SARAS Grant for development and implementation of online real property appraiser reciprocity application and NRPAB Database interface, and development and of online education applications and NRPAB Database interface.	6/30/2026	Development of online real property appraiser reciprocity application and NRPAB Database interface 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.	
				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 through E,E,&E initial applications, AMC initial application, and other services that require payment of a fee.	Ongoing.	
				Explore use of AI for business functions to automate tasks and for data analysis.	Ongoing.	
				Explore use of SARAS Grant to develop application in NRPAB Database to accept credit card payments through credit card vendor for online applications.	Ongoing.	
FINANCIALS	Submit Budget Deficit Request for $12,263.00 deficit to Health Insurance Expenses (515500) for FY2025-26, and for $12,876.00 deficit to Health Insurance Expenses (515500) for FY2026-27, due to 18.5% cost of insurance increase to the agency as notified by DAS on June 13, 2025.	11/1/2025	Completed September 18, 2025.	None.		

I.11

2025-26 NRPAB SWOT Analysis			
STRENGTHS: -	**WEAKNESSES:**	**OPPORTUNITIES:**	**THREATS:**
* Customer service	* Industry's inability to grow	* Growth in real property appraiser field	* Agency turnover
* Organization	* Efficiency loss due to database not meeting potential	* Continued evaluation of Board and Agency operations	* Federal agency oversight
* Board member knowledge	* Regulatory and statutory barriers	* Embrace of available technology	* Economic climate
* Staff knowledge		* Agency staff size and cross-training of Agency duties	* Aging appraiser population
* Adaptability		* Board member with residential appraisal expertise	* Inadequate supervisory appraiser knowledge
* Professional diversity of Board		* Utilization of ASC grant funding for technology projects	* Deemphasis on appraisals at the Federal level
* Modernization of accessibility		* Education of users of appraisal reports	* Commodification of appraisal reports
* Authority to enter into contingent dismissal agreements		* Utilization of ASC grant to increase NE appraiser numbers	* Business consolidation
			* Government consolidation

Budget Status Report
As of 09/30/25

Agency 053 REAL PROPERTY APPRAISER BD
Division
Program 079 APPRAISER LICENSING

Percent of Time Elapsed = 25.21

	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	213,238.00	16,474.43	50,165.65	23.53		163,072.35
511600	PER DIEM PAYMENTS	7,500.00	400.00	1,800.00	24.00		5,700.00
511700	EMPLOYEE BONUSES	2,000.00					2,000.00
512100	VACATION LEAVE EXPENSE	17,038.00	1,149.70	2,285.77	13.42		14,752.23
512200	SICK LEAVE EXPENSE	1,950.00	168.58	322.60	16.54		1,627.40
512300	HOLIDAY LEAVE EXPENSE	11,257.00	936.46	2,749.52	24.42		8,507.48
Personal Services Subtotal		252,983.00	19,129.17	57,323.54	22.66	0.00	195,659.46
515100	RETIREMENT PLANS EXPENSE	18,411.00	1,402.42	4,157.55	22.58		14,253.45
515200	FICA EXPENSE	19,353.00	1,281.29	3,838.98	19.84		15,514.02
515500	HEALTH INSURANCE EXPENSE	66,162.00	6,533.44	19,600.32	29.62		46,561.68
516500	WORKERS COMP PREMIUMS	1,366.00		1,366.00	100.00		
Major Account 510000 Total		358,275.00	28,346.32	86,286.39	24.08	0.00	271,988.61
520000 OPERATING EXPENSES							
521100	POSTAGE EXPENSE	2,500.00	198.63	800.42	32.02		1,699.58
521400	CIO CHARGES	33,264.00	5,134.99	9,729.68	29.25		23,534.32
521500	PUBLICATION & PRINT EXP	2,750.00		628.08	22.84		2,121.92
521900	AWARDS EXPENSE	50.00					50.00
522100	DUES & SUBSCRIPTION EXP	600.00					600.00
524600	RENT EXPENSE-BUILDINGS	13,711.00	1,168.63	3,449.79	25.16		10,261.21
524900	RENT EXP-DEPR SURCHARGE	4,664.00	388.64	1,165.92	25.00		3,498.08
531100	OFFICE SUPPLIES EXPENSE	1,500.00	41.18	333.65	22.24		1,166.35
541100	ACCTG & AUDITING SERVICES	2,986.00		2,986.00	100.00		
541200	PURCHASING ASSESSMENT	41.00		42.00	102.44		1.00-
541500	LEGAL SERVICES EXPENSE	20,000.00	143.50	163.50	.82		19,836.50
541700	LEGAL RELATED EXPENSE	3,000.00		31.00	1.03		2,969.00
547100	EDUCATIONAL SERVICES	51.00		51.00	100.00		
554900	OTHER CONTRACTUAL SERVICES	31,023.00	999.50	4,359.25	14.05		26,663.75
556100	INSURANCE EXPENSE	93.00					93.00
559100	OTHER OPERATING EXP	251.00		20.00	7.97		231.00
Major Account 520000 Total		116,484.00	8,075.07	23,760.29	20.40	0.00	92,723.71

J.1

STATE OF NEBRASKA

Department of Administrative Services

Accounting Division

Budget Status Report

As of 09/30/25

Agency 053 REAL PROPERTY APPRAISER BD

Division

Program 079 APPRAISER LICENSING

Percent of Time Elapsed = 25.21

	ACCOUNT CODE DESCRIPTION	BUDGETED AMOUNT	CURRENT MONTH ACTIVITY	YEAR-TO-DATE ACTUALS	PERCENT OF BUDGET	ENCUMBERANCES	VARIANCE
570000 TRAVEL EXPENSES							
571100	LODGING	2,970.00	220.00	440.00	14.81		2,530.00
571800	MEALS - TRAVEL STATUS	1,928.00	357.00	714.00	37.03		1,214.00
573100	STATE-OWNED TRANSPORT	200.00					200.00
574500	PERSONAL VEHICLE MILEAGE	6,490.00	1,290.80	2,641.80	40.71		3,848.20
575100	MISC TRAVEL EXPENSE	450.00	63.70	131.28	29.17		318.72
Major Account 570000 Total		12,038.00	1,931.50	3,927.08	32.62	0.00	8,110.92
BUDGETED EXPENDITURES TOTAL		486,797.00	38,352.89	113,973.76	23.41	0.00	372,823.24

SUMMARY BY FUND TYPE - EXPENDITURES

2	CASH FUNDS	486,797.00	38,352.89	113,973.76	23.41		372,823.24
BUDGETED EXPENDITURES TOTAL		486,797.00	38,352.89	113,973.76	23.41	0.00	372,823.24

BUDGETED FUND TYPES - REVENUES

470000 REVENUE - SALES AND CHARGES

471100	SALE OF SERVICES	450.00-	25.00-	100.00-	22.22		350.00-
471120	QUALIFYING ED COURSE FEES	2,010.00-		420.00-	20.90		1,590.00-
471121	CONTINUING ED NEW FEES	6,075.00-	170.00-	735.00-	12.10		5,340.00-
471122	CONTINUING ED RENEWAL FEES	225.00-	15.00-	15.00-	6.67		210.00-
475150	CERTIFIED GENERAL NEW FEES	9,600.00-	1,880.00-	5,300.00-	55.21		4,300.00-
475151	LICENSED NEW FEES	640.00-		320.00-	50.00		320.00-
475152	FINGERPRINT FEES	2,262.50-	316.75-	1,221.75-	54.00		1,040.75-
475153	CERTIFIED RESIDENTIAL NEW	2,560.00-		320.00-	12.50		2,240.00-
475154	CERTIFIED GENERAL RENEWAL	103,200.00-	3,900.00-	12,550.00-	12.16		90,650.00-
475155	LICENSED RENEWAL	8,100.00-		850.00-	10.49		7,250.00-
475157	CERTIFIED RESIDENTIAL RENEWAL	62,100.00-	2,400.00-	7,800.00-	12.56		54,300.00-
475161	TEMPORARY CERTIFIED GENERAL	11,200.00-	1,190.00-	3,410.00-	30.45		7,790.00-
475163	AMC REGISTERED NEW FEES	6,000.00-	2,000.00-	4,000.00-	66.67		2,000.00-
475164	AMC APPLICATION FEES	1,050.00-	350.00-	700.00-	66.67		350.00-
475165	AMC REGISTERED RENEWAL	110,500.00-	5,100.00-	21,900.00-	19.82		88,600.00-
475166	FED REG AMC RPT FORM PROC FEES	700.00-					700.00-
475234	APPLICATION FEES	27,700.00-	3,230.00-	10,490.00-	37.87		17,210.00-
476101	LATE PROCESSING FEES	4,025.00-	25.00-	825.00-	20.50		3,200.00-

Department of Administrative Services
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Budget Status Report
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Agency 053 REAL PROPERTY APPRAISER BD
Division
Program 079 APPRAISER LICENSING

Percent of Time Elapsed = 25.21

ACCOUNT CODE DESCRIPTION		BUDGETED AMOUNT	CURRENT MONTH ACTIVITY	YEAR-TO-DATE ACTUALS	PERCENT OF BUDGET	ENCUMBERANCES	VARIANCE
Major Account 470000 Total		358,397.50-	20,601.75-	70,956.75-	19.80	0.00	287,440.75-
480000 REVENUE - MISCELLANEOUS							
481100	INVESTMENT INCOME	21,000.00-	1,634.54-	4,941.08-	23.53		16,058.92-
484500	REIMB NON-GOVT SOURCES	6,000.00-	4,500.00-	6,020.00-	100.33		20.00
Major Account 480000 Total		27,000.00-	6,134.54-	10,961.08-	40.60	0.00	16,038.92-
BUDGETED REVENUE TOTAL		385,397.50-	26,736.29-	81,917.83-	21.26	0.00	303,479.67-

SUMMARY BY FUND TYPE - REVENUE

		BUDGETED AMOUNT	CURRENT MONTH ACTIVITY	YEAR-TO-DATE ACTUALS	PERCENT OF BUDGET	ENCUMBERANCES	VARIANCE
2	CASH FUNDS	385,397.50-	26,736.29-	81,917.83-	21.26		303,479.67-
BUDGETED REVENUE TOTAL		385,397.50-	26,736.29-	81,917.83-	21.26	0.00	303,479.67-

Agency 053 REAL PROPERTY APPRAISER BD
Division
Program 079 APPRAISER LICENSING

Percent of Time Elapsed = 25.21

	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	138,604.70	10,708.01	32,606.93	23.53		105,997.77
511600	PER DIEM PAYMENTS	4,875.00	260.00	1,170.00	24.00		3,705.00
511700	EMPLOYEE BONUSES	1,300.00					1,300.00
512100	VACATION LEAVE EXPENSE	11,074.70	747.45	1,485.61	13.41		9,589.09
512200	SICK LEAVE EXPENSE	1,267.50	109.38	209.39	16.52		1,058.11
512300	HOLIDAY LEAVE EXPENSE	7,317.05	608.69	1,787.17	24.42		5,529.88
Personal Services Subtotal		164,438.95	12,433.53	37,259.10	22.66	0.00	127,179.85
515100	RETIREMENT PLANS EXPENSE	11,967.15	911.51	2,702.32	22.58		9,264.83
515200	FICA EXPENSE	12,579.45	832.78	2,495.22	19.84		10,084.23
515500	HEALTH INSURANCE EXPENSE	43,005.30	4,246.65	12,739.94	29.62		30,265.36
516500	WORKERS COMP PREMIUMS	887.90		887.90	100.00		
Major Account 510000 Total		232,878.75	18,424.47	56,084.48	24.08	0.00	176,794.27
520000 OPERATING EXPENSES							
521100	POSTAGE EXPENSE	2,250.00	187.92	734.62	32.65		1,515.38
521400	CIO CHARGES	21,621.60	3,990.56	7,076.33	32.73		14,545.27
521500	PUBLICATION & PRINT EXP	1,787.50		408.25	22.84		1,379.25
521900	AWARDS EXPENSE	32.50					32.50
522100	DUES & SUBSCRIPTION EXP	390.00					390.00
524600	RENT EXPENSE-BUILDINGS	8,912.15	759.60	2,242.34	25.16		6,669.81
524900	RENT EXP-DEPR SURCHARGE	3,031.60	252.62	757.86	25.00		2,273.74
531100	OFFICE SUPPLIES EXPENSE	975.00	27.43	226.40	23.22		748.60
541100	ACCTG & AUDITING SERVICES	1,940.90		1,940.90	100.00		
541200	PURCHASING ASSESSMENT	26.65		27.30	102.44		.65-
541500	LEGAL SERVICES EXPENSE	18,000.00	143.50	143.50	.80		17,856.50
541700	LEGAL RELATED EXPENSE	2,700.00		31.00	1.15		2,669.00
547100	EDUCATIONAL SERVICES	33.15		33.15	100.00		
554900	OTHER CONTRACTUAL SERVICES	30,373.00	936.10	4,250.60	13.99		26,122.40
556100	INSURANCE EXPENSE	60.45					60.45
559100	OTHER OPERATING EXP	163.15					163.15
Major Account 520000 Total		92,297.65	6,297.73	17,872.25	19.36	0.00	74,425.40

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Budget Status Report
As of 09/30/25

Agency 053 REAL PROPERTY APPRAISER BD
Division
Program 079 APPRAISER LICENSING

Percent of Time Elapsed = 25.21

ACCOUNT CODE	DESCRIPTION	BUDGETED AMOUNT	CURRENT MONTH ACTIVITY	YEAR-TO-DATE ACTUALS	PERCENT OF BUDGET	ENCUMBERANCES	VARIANCE
570000 TRAVEL EXPENSES							
571100	LODGING	1,930.50	143.00	286.00	14.81		1,644.50
571800	MEALS - TRAVEL STATUS	1,253.20	232.05	464.10	37.03		789.10
573100	STATE-OWNED TRANSPORT	130.00					130.00
574500	PERSONAL VEHICLE MILEAGE	4,218.50	839.02	1,717.17	40.71		2,501.33
575100	MISC TRAVEL EXPENSE	292.50	41.42	85.35	29.18		207.15
Major Account 570000 Total		7,824.70	1,255.49	2,552.62	32.62	0.00	5,272.08
BUDGETED EXPENDITURES TOTAL		333,001.10	25,977.69	76,509.35	22.98	0.00	256,491.75

SUMMARY BY FUND TYPE - EXPENDITURES

2	CASH FUNDS	333,001.10	25,977.69	76,509.35	22.98		256,491.75
BUDGETED EXPENDITURES TOTAL		333,001.10	25,977.69	76,509.35	22.98	0.00	256,491.75

BUDGETED FUND TYPES - REVENUES

470000 REVENUE - SALES AND CHARGES							
471100	SALE OF SERVICES	450.00-	25.00-	100.00-	22.22		350.00-
471120	QUALIFYING ED COURSE FEES	2,010.00-		420.00-	20.90		1,590.00-
471121	CONTINUING ED NEW FEES	6,075.00-	170.00-	735.00-	12.10		5,340.00-
471122	CONTINUING ED RENEWAL FEES	225.00-	15.00-	15.00-	6.67		210.00-
475150	CERTIFIED GENERAL NEW FEES	9,600.00-	1,880.00-	5,300.00-	55.21		4,300.00-
475151	LICENSED NEW FEES	640.00-		320.00-	50.00		320.00-
475152	FINGERPRINT FEES	2,262.50-	316.75-	1,221.75-	54.00		1,040.75-
475153	CERTIFIED RESIDENTIAL NEW	2,560.00-		320.00-	12.50		2,240.00-
475154	CERTIFIED GENERAL RENEWAL	103,200.00-	3,900.00-	12,550.00-	12.16		90,650.00-
475155	LICENSED RENEWAL	8,100.00-		850.00-	10.49		7,250.00-
475157	CERTIFIED RESIDENTIAL RENEWAL	62,100.00-	2,400.00-	7,800.00-	12.56		54,300.00-
475161	TEMPORARY CERTIFIED GENERAL	11,200.00-	1,190.00-	3,410.00-	30.45		7,790.00-
475234	APPLICATION FEES	27,700.00-	3,230.00-	10,490.00-	37.87		17,210.00-
476101	LATE PROCESSING FEES	3,750.00-		525.00-	14.00		3,225.00-
Major Account 470000 Total		239,872.50-	13,126.75-	44,056.75-	18.37	0.00	195,815.75-

480000 REVENUE - MISCELLANEOUS

Department of Administrative Services
Accounting Division
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As of 09/30/25

- Indicates Credit

Agency 053 REAL PROPERTY APPRAISER BD

Division

Program 079 APPRAISER LICENSING

Percent of Time Elapsed = 25.21

	ACCOUNT CODE DESCRIPTION	BUDGETED AMOUNT	CURRENT MONTH ACTIVITY	YEAR-TO-DATE ACTUALS	PERCENT OF BUDGET	ENCUMBERANCES	VARIANCE
481100	INVESTMENT INCOME	12,000.00-	884.84-	2,706.53-	22.55		9,293.47-
484500	REIMB NON-GOVT SOURCES	5,000.00-	4,500.00-	5,020.00-	100.40		20.00
Major Account 480000 Total		17,000.00-	5,384.84-	7,726.53-	45.45	0.00	9,273.47-
BUDGETED REVENUE TOTAL		256,872.50-	18,511.59-	51,783.28-	20.16	0.00	205,089.22-

SUMMARY BY FUND TYPE - REVENUE

2	CASH FUNDS	256,872.50-	18,511.59-	51,783.28-	20.16		205,089.22-
BUDGETED REVENUE TOTAL		256,872.50-	18,511.59-	51,783.28-	20.16	0.00	205,089.22-

Agency 053 REAL PROPERTY APPRAISER BD
Division
Program 079 APPRAISER LICENSING

Percent of Time Elapsed = 25.21

	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	74,633.30	5,766.42	17,558.72	23.53		57,074.58
511600	PER DIEM PAYMENTS	2,625.00	140.00	630.00	24.00		1,995.00
511700	EMPLOYEE BONUSES	700.00					700.00
512100	VACATION LEAVE EXPENSE	5,963.30	402.25	800.16	13.42		5,163.14
512200	SICK LEAVE EXPENSE	682.50	59.20	113.21	16.59		569.29
512300	HOLIDAY LEAVE EXPENSE	3,939.95	327.77	962.35	24.43		2,977.60
Personal Services Subtotal		88,544.05	6,695.64	20,064.44	22.66	0.00	68,479.61
515100	RETIREMENT PLANS EXPENSE	6,443.85	490.91	1,455.23	22.58		4,988.62
515200	FICA EXPENSE	6,773.55	448.51	1,343.76	19.84		5,429.79
515500	HEALTH INSURANCE EXPENSE	23,156.70	2,286.79	6,860.38	29.63		16,296.32
516500	WORKERS COMP PREMIUMS	478.10		478.10	100.00		
Major Account 510000 Total		125,396.25	9,921.85	30,201.91	24.09	0.00	95,194.34
520000 OPERATING EXPENSES							
521100	POSTAGE EXPENSE	250.00	10.71	65.80	26.32		184.20
521400	CIO CHARGES	11,642.40	1,144.43	2,653.35	22.79		8,989.05
521500	PUBLICATION & PRINT EXP	962.50		219.83	22.84		742.67
521900	AWARDS EXPENSE	17.50					17.50
522100	DUES & SUBSCRIPTION EXP	210.00					210.00
524600	RENT EXPENSE-BUILDINGS	4,798.85	409.03	1,207.45	25.16		3,591.40
524900	RENT EXP-DEPR SURCHARGE	1,632.40	136.02	408.06	25.00		1,224.34
531100	OFFICE SUPPLIES EXPENSE	525.00	13.75	107.25	20.43		417.75
541100	ACCTG & AUDITING SERVICES	1,045.10		1,045.10	100.00		
541200	PURCHASING ASSESSMENT	14.35		14.70	102.44		.35-
541500	LEGAL SERVICES EXPENSE	2,000.00		20.00	1.00		1,980.00
541700	LEGAL RELATED EXPENSE	300.00					300.00
547100	EDUCATIONAL SERVICES	17.85		17.85	100.00		
554900	OTHER CONTRACTUAL SERVICES	650.00	63.40	108.65	16.72		541.35
556100	INSURANCE EXPENSE	32.55					32.55
559100	OTHER OPERATING EXP	87.85		20.00	22.77		67.85
Major Account 520000 Total		24,186.35	1,777.34	5,888.04	24.34	0.00	18,298.31

Agency 053 REAL PROPERTY APPRAISER BD
Division
Program 079 APPRAISER LICENSING

Percent of Time Elapsed = 25.21

	ACCOUNT CODE DESCRIPTION	BUDGETED AMOUNT	CURRENT MONTH ACTIVITY	YEAR-TO-DATE ACTUALS	PERCENT OF BUDGET	ENCUMBERANCES	VARIANCE
570000 TRAVEL EXPENSES							
571100	LODGING	1,039.50	77.00	154.00	14.81		885.50
571800	MEALS - TRAVEL STATUS	674.80	124.95	249.90	37.03		424.90
573100	STATE-OWNED TRANSPORT	70.00					70.00
574500	PERSONAL VEHICLE MILEAGE	2,271.50	451.78	924.63	40.71		1,346.87
575100	MISC TRAVEL EXPENSE	157.50	22.28	45.93	29.16		111.57
Major Account 570000 Total		4,213.30	676.01	1,374.46	32.62	0.00	2,838.84
BUDGETED EXPENDITURES TOTAL		153,795.90	12,375.20	37,464.41	24.36	0.00	116,331.49

SUMMARY BY FUND TYPE - EXPENDITURES

2	CASH FUNDS	153,795.90	12,375.20	37,464.41	24.36		116,331.49
BUDGETED EXPENDITURES TOTAL		153,795.90	12,375.20	37,464.41	24.36	0.00	116,331.49

BUDGETED FUND TYPES - REVENUES

470000 REVENUE - SALES AND CHARGES							
475163	AMC REGISTERED NEW FEES	6,000.00-	2,000.00-	4,000.00-	66.67		2,000.00-
475164	AMC APPLICATION FEES	1,050.00-	350.00-	700.00-	66.67		350.00-
475165	AMC REGISTERED RENEWAL	110,500.00-	5,100.00-	21,900.00-	19.82		88,600.00-
475166	FED REG AMC RPT FORM PROC FEES	700.00-					700.00-
476101	LATE PROCESSING FEES	275.00-	25.00-	300.00-	109.09		25.00
Major Account 470000 Total		118,525.00-	7,475.00-	26,900.00-	22.70	0.00	91,625.00-
480000 REVENUE - MISCELLANEOUS							
481100	INVESTMENT INCOME	9,000.00-	749.70-	2,234.55-	24.83		6,765.45-
484500	REIMB NON-GOVT SOURCES	1,000.00-		1,000.00-	100.00		
Major Account 480000 Total		10,000.00-	749.70-	3,234.55-	32.35	0.00	6,765.45-
BUDGETED REVENUE TOTAL		128,525.00-	8,224.70-	30,134.55-	23.45	0.00	98,390.45-

SUMMARY BY FUND TYPE - REVENUE

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STATE OF NEBRASKA

Department of Administrative Services

Accounting Division

Budget Status Report

As of 09/30/25

- Indicates Credit

Agency 053 REAL PROPERTY APPRAISER BD

Division

Program 079 APPRAISER LICENSING

Percent of Time Elapsed = 25.21

	ACCOUNT CODE DESCRIPTION	BUDGETED AMOUNT	CURRENT MONTH ACTIVITY	YEAR-TO-DATE ACTUALS	PERCENT OF BUDGET	ENCUMBERANCES	VARIANCE
2	CASH FUNDS	128,525.00-	8,224.70-	30,134.55-	23.45		98,390.45-
BUDGETED REVENUE TOTAL		128,525.00-	8,224.70-	30,134.55-	23.45	0.00	98,390.45-

Agency 053 REAL PROPERTY APPRAISER BD All Objects
Division 000 AGENCY DEFINED DIVISION As of 09/30/25
Grant

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.		636509	09/03/25	RC	RB	NRPAB DEPOSIT 250903	7965088		25.00-
Total for Object			471100 SALE OF SERVICES									25.00-
25310	079	000	53105018.471121.		636509	09/03/25	RC	RB	NRPAB DEPOSIT 250903	7965088		35.00-
25310	079	000	53105018.471121.		638653	09/16/25	RC	RB	NRPAB DEPOSIT 250916	7980100		25.00-
25310	079	000	53105018.471121.		639152	09/18/25	RC	RB	NRPAB DEPOSIT 250918	7983338		75.00-
25310	079	000	53105018.471121.		640409	09/25/25	RC	RB	NRPAB DEPOSIT 250925	7991579		35.00-
Total for Object			471121 CONTINUING ED NEW FEES									170.00-
25310	079	000	53105018.471122.		639893	09/23/25	RC	RB	NRPAB DEPOSIT 250923	7988225		15.00-
Total for Object			471122 CONTINUING ED RENEWAL FEES									15.00-
25310	079	000	53105018.475150.		636509	09/03/25	RC	RB	NRPAB DEPOSIT 250903	7965088		320.00-
25310	079	000	53105018.475150.		637058	09/05/25	RC	RB	NRPAB DEPOSIT 250905	7968419		620.00-
25310	079	000	53105018.475150.		638116	09/12/25	RC	RB	NRPAB DEPOSIT 250912	7976865		320.00-
25310	079	000	53105018.475150.		639152	09/18/25	RC	RB	NRPAB DEPOSIT 250918	7983338		300.00-
25310	079	000	53105018.475150.		639893	09/23/25	RC	RB	NRPAB DEPOSIT 250923	7988225		320.00-
Total for Object			475150 CERTIFIED GENERAL NEW FEES									1,880.00-
25310	079	000	53105018.475152.		636509	09/03/25	RC	RB	NRPAB DEPOSIT 250903	7965088		45.25-
25310	079	000	53105018.475152.		637708	09/10/25	RC	RB	NRPAB DEPOSIT 250910	7973567		90.50-
25310	079	000	53105018.475152.		638116	09/12/25	RC	RB	NRPAB DEPOSIT 250912	7976865		45.25-
25310	079	000	53105018.475152.		639152	09/18/25	RC	RB	NRPAB DEPOSIT 250918	7983338		45.25-
25310	079	000	53105018.475152.		639893	09/23/25	RC	RB	NRPAB DEPOSIT 250923	7988225		45.25-
25310	079	000	53105018.475152.		640409	09/25/25	RC	RB	NRPAB DEPOSIT 250925	7991579		45.25-
Total for Object			475152 FINGERPRINT FEES									316.75-
25310	079	000	53105018.475154.		636758	09/03/25	RC	RB	NRPAB APP EFW DEPOSIT 250903	7966684		600.00-
25310	079	000	53105018.475154.		637058	09/05/25	RC	RB	NRPAB DEPOSIT 250905	7968419		600.00-
25310	079	000	53105018.475154.		639160	09/17/25	RC	RB	NRPAB APP EFW DEPOSIT 250917	7983416		300.00-
25310	079	000	53105018.475154.		640409	09/25/25	RC	RB	NRPAB DEPOSIT 250925	7991579		600.00-
25310	079	000	53105018.475154.		640438	09/24/25	RC	RB	NRPAB APP EFW DEPOSIT 250924	7991624		1,800.00-
Total for Object			475154 CERTIFIED GENERAL RENEWAL									3,900.00-
25310	079	000	53105018.475157.		636758	09/03/25	RC	RB	NRPAB APP EFW DEPOSIT 250903	7966684		300.00-
25310	079	000	53105018.475157.		639160	09/17/25	RC	RB	NRPAB APP EFW DEPOSIT 250917	7983416		300.00-
25310	079	000	53105018.475157.		639581	09/18/25	RC	RB	NRPAB APP EFW DEPOSIT 250918	7984923		900.00-
25310	079	000	53105018.475157.		641072	09/29/25	RC	RB	NRPAB APP EFW DEPOSIT 250929	7996696		900.00-
Total for Object			475157 CERTIFIED RESIDENTIAL RENEWAL									2,400.00-

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Agency 053 REAL PROPERTY APPRAISER BD
Division 000 AGENCY DEFINED DIVISION
Grant

All Objects
As of 09/30/25

Fund	Program	Sub-Program	Account Number	Sub-ledger	Doc Number	Tran Date	Tran Type	Batch Type	Payee/Explanation	Batch Number	Posted Code	Month to Date
25310	079	000	53105018.475161.		636758	09/03/25	RC	RB	NRPAB APP EFW DEPOSIT 250903	7966684		70.00-
25310	079	000	53105018.475161.		637822	09/09/25	RC	RB	NRPAB APP EFW DEPOSIT 250909	7973595		70.00-
25310	079	000	53105018.475161.		638653	09/16/25	RC	RB	NRPAB DEPOSIT 250916	7980100		70.00-
25310	079	000	53105018.475161.		638578	09/15/25	RC	RB	NRPAB APP EFW DEPOSIT 250915	7980123		420.00-
25310	079	000	53105018.475161.		639160	09/17/25	RC	RB	NRPAB APP EFW DEPOSIT 250917	7983416		210.00-
25310	079	000	53105018.475161.		639581	09/18/25	RC	RB	NRPAB APP EFW DEPOSIT 250918	7984923		70.00-
25310	079	000	53105018.475161.		639910	09/22/25	RC	RB	NRPAB APP EFW DEPOSIT 250922	7988288		140.00-
25310	079	000	53105018.475161.		641072	09/29/25	RC	RB	NRPAB APP EFW DEPOSIT 250929	7996696		140.00-
Total for Object			475161 TEMPORARY CERTIFIED GENERAL									1,190.00-
25310	079	000	53105018.475234.		636509	09/03/25	RC	RB	NRPAB DEPOSIT 250903	7965088		170.00-
25310	079	000	53105018.475234.		636758	09/03/25	RC	RB	NRPAB APP EFW DEPOSIT 250903	7966684		120.00-
25310	079	000	53105018.475234.		637708	09/10/25	RC	RB	NRPAB DEPOSIT 250910	7973567		340.00-
25310	079	000	53105018.475234.		637822	09/09/25	RC	RB	NRPAB APP EFW DEPOSIT 250909	7973595		120.00-
25310	079	000	53105018.475234.		638116	09/12/25	RC	RB	NRPAB DEPOSIT 250912	7976865		170.00-
25310	079	000	53105018.475234.		638653	09/16/25	RC	RB	NRPAB DEPOSIT 250916	7980100		120.00-
25310	079	000	53105018.475234.		638578	09/15/25	RC	RB	NRPAB APP EFW DEPOSIT 250915	7980123		720.00-
25310	079	000	53105018.475234.		639152	09/18/25	RC	RB	NRPAB DEPOSIT 250918	7983338		170.00-
25310	079	000	53105018.475234.		639160	09/17/25	RC	RB	NRPAB APP EFW DEPOSIT 250917	7983416		360.00-
25310	079	000	53105018.475234.		639581	09/18/25	RC	RB	NRPAB APP EFW DEPOSIT 250918	7984923		120.00-
25310	079	000	53105018.475234.		639893	09/23/25	RC	RB	NRPAB DEPOSIT 250923	7988225		170.00-
25310	079	000	53105018.475234.		639910	09/22/25	RC	RB	NRPAB APP EFW DEPOSIT 250922	7988288		240.00-
25310	079	000	53105018.475234.		640409	09/25/25	RC	RB	NRPAB DEPOSIT 250925	7991579		170.00-
25310	079	000	53105018.475234.		641072	09/29/25	RC	RB	NRPAB APP EFW DEPOSIT 250929	7996696		240.00-
Total for Object			475234 APPLICATION FEES									3,230.00-
25310	079	000	53105018.481100.		26608682	09/22/25	JE	G	OIP Aug 2025 2.96375%	7988319		884.84-
Total for Object			481100 INVESTMENT INCOME									884.84-
25310	079	000	53105018.484500.		636509	09/03/25	RC	RB	NRPAB DEPOSIT 250903	7965088		4,500.00-
Total for Object			484500 REIMB NON-GOVT SOURCES									4,500.00-
25310	079	000	53105018.511100.		3191813	09/03/25	T2	7	PAYROLL LABOR DISTRIBUTION	7960601		5,897.77
25310	079	000	53105018.511100.		3192062	09/17/25	T2	7	PAYROLL LABOR DISTRIBUTION	7973729		4,810.24
Total for Object			511100 PERMANENT SALARIES-WAGES									10,708.01
25310	079	000	53105018.511600.		3191813	09/03/25	T2	7	PAYROLL LABOR DISTRIBUTION	7960601		260.00
Total for Object			511600 PER DIEM PAYMENTS									260.00

Agency 053 REAL PROPERTY APPRAISER BD — All Objects
Division 000 AGENCY DEFINED DIVISION — As of 09/30/25
Grant

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	53105018.512100.		3191813	09/03/25	T2	7	PAYROLL LABOR DISTRIBUTION	7960601		189.19
25310	079	000	53105018.512100.		3192062	09/17/25	T2	7	PAYROLL LABOR DISTRIBUTION	7973729		558.26
Total for Object			512100 VACATION LEAVE EXPENSE									747.45
25310	079	000	53105018.512200.		3192062	09/17/25	T2	7	PAYROLL LABOR DISTRIBUTION	7973729		109.38
Total for Object			512200 SICK LEAVE EXPENSE									109.38
25310	079	000	53105018.512300.		3192062	09/17/25	T2	7	PAYROLL LABOR DISTRIBUTION	7973729		608.69
Total for Object			512300 HOLIDAY LEAVE EXPENSE									608.69
25310	079	000	53105018.515100.		3191814	09/03/25	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7960601		455.77
25310	079	000	53105018.515100.		3192063	09/17/25	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7973729		455.74
Total for Object			515100 RETIREMENT PLANS EXPENSE									911.51
25310	079	000	53105018.515200.		3191814	09/03/25	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7960601		426.34
25310	079	000	53105018.515200.		3192063	09/17/25	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7973729		406.44
Total for Object			515200 FICA EXPENSE									832.78
25310	079	000	53105018.515500.		3191814	09/03/25	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7960601		2,123.37
25310	079	000	53105018.515500.		3192063	09/17/25	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7973729		2,123.28
Total for Object			515500 HEALTH INSURANCE EXPENSE									4,246.65
25310	079	000	53105018.521100.		26461517	09/02/25	JE	G	NRPAB POSTAGE JULY 2025	7963519		6.39-
25310	079	000	53105018.521100.		26583933	09/17/25	JE	G	POSTAGE DUE AUG 2025	7983753		198.63
25310	079	000	53105018.521100.		26622068	09/23/25	JE	G	NRPAB POSTAGE AUG 2025	7990709		4.32-
Total for Object			521100 POSTAGE EXPENSE									187.92
25310	079	000	53105018.521400.		58558824	09/02/25	PV	V	AS - OCIO - COMMUNICATIONS	7961450		144.35
25310	079	000	53105018.521400.		58612486	09/09/25	PV	V	AS - OCIO - IMSERVICES	7974103		1,412.13
25310	079	000	53105018.521400.		58657865	09/18/25	PV	V	AS - OCIO - IMSERVICES	7986019		2,289.73
25310	079	000	53105018.521400.		58677078	09/23/25	PV	V	AS - OCIO - COMMUNICATIONS	7989840		144.35
Total for Object			521400 CIO CHARGES									3,990.56
25310	079	000	53105018.524600.		58482774	09/02/25	PV	V	SECRETARY OF STATE	7950235		18.23
25310	079	000	53105018.524600.		26426227	09/08/25	JE	G	RENT & LB530 SEPT 2025 - OTHER	7959696		1,112.53
25310	079	000	53105018.524600.		26523213	09/10/25	JE	G	NRPAB RENT SEPTEMBER 2025	7975215		389.39-
25310	079	000	53105018.524600.		58640810	09/15/25	PV	V	SECRETARY OF STATE	7981010		18.23
Total for Object			524600 RENT EXPENSE-BUILDINGS									759.60

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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	53105018.524900.		26426227	09/08/25	JE	G	RENT & LB530 SEPT 2025 - OTHER	7959696		388.64
25310	079	000	53105018.524900.		26523213	09/10/25	JE	G	NRPAB RENT SEPTEMBER 2025	7975215		136.02-
Total for Object			524900 RENT EXP-DEPR SURCHARGE									252.62
25310	079	000	53105018.531100.		26279627	09/04/25	JE	G	OFFICE DEPOT JUL 2025	7931905		1.89
25310	079	000	53105018.531100.		2249799	09/10/25	OV	O	ODP BUSINESS SOLUTIONS LLC	7975332		1.00
25310	079	000	53105018.531100.		2249800	09/10/25	OV	O	ODP BUSINESS SOLUTIONS LLC	7975332		1.00
25310	079	000	53105018.531100.		2249802	09/10/25	OV	O	ODP BUSINESS SOLUTIONS LLC	7975332		23.54
25310	079	000	53105018.531100.		2249859	09/10/25	OV	O	ODP BUSINESS SOLUTIONS LLC	7975581		1.00-
25310	079	000	53105018.531100.		2249859	09/10/25	OV	O	ODP BUSINESS SOLUTIONS LLC	7975581		1.00-
25310	079	000	53105018.531100.		2249859	09/10/25	OV	O	ODP BUSINESS SOLUTIONS LLC	7975581		23.54-
25310	079	000	53105018.531100.		2249871	09/10/25	OV	O	ODP BUSINESS SOLUTIONS LLC	7975614		25.54
25310	079	000	53105018.531100.		2250643	09/11/25	OV	O	ODP BUSINESS SOLUTIONS LLC	7978182		25.54-
25310	079	000	53105018.531100.		2250644	09/11/25	OV	O	ODP BUSINESS SOLUTIONS LLC	7978185		18.64
25310	079	000	53105018.531100.		2250645	09/11/25	OV	O	ODP BUSINESS SOLUTIONS LLC	7978185		6.90
25310	079	000	53105018.531100.		2250649	09/11/25	OV	O	ODP BUSINESS SOLUTIONS LLC	7978203		18.64-
25310	079	000	53105018.531100.		2250649	09/11/25	OV	O	ODP BUSINESS SOLUTIONS LLC	7978203		6.90-
25310	079	000	53105018.531100.		2250650	09/11/25	OV	O	ODP BUSINESS SOLUTIONS LLC	7978206		18.64
25310	079	000	53105018.531100.		2250651	09/11/25	OV	O	ODP BUSINESS SOLUTIONS LLC	7978206		6.90
Total for Object			531100 OFFICE SUPPLIES EXPENSE									27.43
25310	079	000	53105018.541500.		58657859	09/18/25	PV	V	PEETZ KOERWITZ & LAFLEUR PC LL	7986010		143.50
Total for Object			541500 LEGAL SERVICES EXPENSE									143.50
25310	079	000	53105018.554900.		58613084	09/09/25	PV	V	NEBRASKA STATE PATROL	7974841		420.50
25310	079	000	53105018.554900.		58623239	09/10/25	PV	V	REALCORP	7975476		500.00
25310	079	000	53105018.554900.		58657603	09/18/25	PV	V	DATASHIELD CORPORATION	7985748		24.00
25310	079	000	53105018.554900.		26594861	09/18/25	JE	G	DATASHEILD SHREDDING 250813	7985771		8.40-
Total for Object			554900 OTHER CONTRACTUAL SERVICES									936.10
25310	079	000	53105018.571100.		58574830	09/02/25	PV	V	MINSHULL, DEREK	7963531		71.50
25310	079	000	53105018.571100.		58677061	09/23/25	PV	V	MINSHULL, DEREK	7989828		71.50
Total for Object			571100 LODGING									143.00
25310	079	000	53105018.571800.		58574830	09/02/25	PV	V	MINSHULL, DEREK	7963531		46.41
25310	079	000	53105018.571800.		58590138	09/03/25	PV	V	BATIE, ADAM	7966799		46.41
25310	079	000	53105018.571800.		58590140	09/03/25	PV	V	JOHNSON, RODNEY D	7966812		46.41
25310	079	000	53105018.571800.		58677061	09/23/25	PV	V	MINSHULL, DEREK	7989828		46.41

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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	53105018.571800.		58678352	09/23/25	PV	V	BATIE, ADAM	7990699		46.41
Total for Object			571800 MEALS - TRAVEL STATUS									232.05
25310	079	000	53105018.574500.		58574823	09/02/25	PV	V	HERMSEN, KEVIN P	7963523		39.13
25310	079	000	53105018.574500.		58574830	09/02/25	PV	V	MINSHULL, DEREK	7963531		205.66
25310	079	000	53105018.574500.		58590138	09/03/25	PV	V	BATIE, ADAM	7966799		118.30
25310	079	000	53105018.574500.		58590140	09/03/25	PV	V	JOHNSON, RODNEY D	7966812		112.84
25310	079	000	53105018.574500.		58677061	09/23/25	PV	V	MINSHULL, DEREK	7989828		205.66
25310	079	000	53105018.574500.		58677062	09/23/25	PV	V	HERMSEN, KEVIN P	7989836		39.13
25310	079	000	53105018.574500.		58678352	09/23/25	PV	V	BATIE, ADAM	7990699		118.30
Total for Object			574500 PERSONAL VEHICLE MILEAGE									839.02
25310	079	000	53105018.575100.		58574823	09/02/25	PV	V	HERMSEN, KEVIN P	7963523		3.15
25310	079	000	53105018.575100.		58574830	09/02/25	PV	V	MINSHULL, DEREK	7963531		8.78
25310	079	000	53105018.575100.		58590138	09/03/25	PV	V	BATIE, ADAM	7966799		8.78
25310	079	000	53105018.575100.		58677061	09/23/25	PV	V	MINSHULL, DEREK	7989828		8.78
25310	079	000	53105018.575100.		58677062	09/23/25	PV	V	HERMSEN, KEVIN P	7989836		3.15
25310	079	000	53105018.575100.		58678352	09/23/25	PV	V	BATIE, ADAM	7990699		8.78
Total for Object			575100 MISC TRAVEL EXPENSE									41.42
Total for Business Unit		53105018	NE REAL PROPERTY APPRAISER									7,466.10
25320	079	000	53105200.475163.		638117	09/12/25	RC	RB	NRPAB AMC DEPOSIT 250912	7976881		2,000.00-
Total for Object			475163 AMC REGISTERED NEW FEES									2,000.00-
25320	079	000	53105200.475164.		638117	09/12/25	RC	RB	NRPAB AMC DEPOSIT 250912	7976881		350.00-
Total for Object			475164 AMC APPLICATION FEES									350.00-
25320	079	000	53105200.475165.		639161	09/17/25	RC	RB	NRPAB AMC REN EFW DEP 250917	7983453		1,700.00-
25320	079	000	53105200.475165.		639135	09/18/25	RC	RB	NRPAB AMC DEPOSIT 250918	7984231		1,500.00-
25320	079	000	53105200.475165.		640408	09/25/25	RC	RB	NRPAB AMC DEPOSIT 250925	7991595		200.00-
25320	079	000	53105200.475165.		641031	09/30/25	RC	RB	NRPAB AMC DEPOSIT 250930	7996643		1,700.00-
Total for Object			475165 AMC REGISTERED RENEWAL									5,100.00-
25320	079	000	53105200.476101.		641031	09/30/25	RC	RB	NRPAB AMC DEPOSIT 250930	7996643		25.00-
Total for Object			476101 LATE PROCESSING FEES									25.00-
25320	079	000	53105200.481100.		26608682	09/22/25	JE	G	OIP Aug 2025 2.96375%	7988319		749.70-
Total for Object			481100 INVESTMENT INCOME									749.70-

Agency 053 REAL PROPERTY APPRAISER BD — All Objects

Division 000 AGENCY DEFINED DIVISION — As of 09/30/25

Grant

Fund	Program	Sub-Program	Account Number	Sub-ledger	Doc Number	Tran Date	Tran Type	Batch Type	Payee/Explanation	Batch Number	Posted Code	Month to Date
25320	079	000	53105200.511100.		3191813	09/03/25	T2	7	PAYROLL LABOR DISTRIBUTION	7960601		3,175.76
25320	079	000	53105200.511100.		3192062	09/17/25	T2	7	PAYROLL LABOR DISTRIBUTION	7973729		2,590.66
Total for Object			511100 PERMANENT SALARIES-WAGES									5,766.42
25320	079	000	53105200.511600.		3191813	09/03/25	T2	7	PAYROLL LABOR DISTRIBUTION	7960601		140.00
Total for Object			511600 PER DIEM PAYMENTS									140.00
25320	079	000	53105200.512100.		3191813	09/03/25	T2	7	PAYROLL LABOR DISTRIBUTION	7960601		101.87
25320	079	000	53105200.512100.		3192062	09/17/25	T2	7	PAYROLL LABOR DISTRIBUTION	7973729		300.38
Total for Object			512100 VACATION LEAVE EXPENSE									402.25
25320	079	000	53105200.512200.		3192062	09/17/25	T2	7	PAYROLL LABOR DISTRIBUTION	7973729		59.20
Total for Object			512200 SICK LEAVE EXPENSE									59.20
25320	079	000	53105200.512300.		3192062	09/17/25	T2	7	PAYROLL LABOR DISTRIBUTION	7973729		327.77
Total for Object			512300 HOLIDAY LEAVE EXPENSE									327.77
25320	079	000	53105200.515100.		3191814	09/03/25	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7960601		245.44
25320	079	000	53105200.515100.		3192063	09/17/25	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7973729		245.47
Total for Object			515100 RETIREMENT PLANS EXPENSE									490.91
25320	079	000	53105200.515200.		3191814	09/03/25	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7960601		229.61
25320	079	000	53105200.515200.		3192063	09/17/25	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7973729		218.90
Total for Object			515200 FICA EXPENSE									448.51
25320	079	000	53105200.515500.		3191814	09/03/25	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7960601		1,143.35
25320	079	000	53105200.515500.		3192063	09/17/25	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7973729		1,143.44
Total for Object			515500 HEALTH INSURANCE EXPENSE									2,286.79
25320	079	000	53105200.521100.		26461517	09/02/25	JE	G	NRPAB POSTAGE JULY 2025	7963519		6.39
25320	079	000	53105200.521100.		26622068	09/23/25	JE	G	NRPAB POSTAGE AUG 2025	7990709		4.32
Total for Object			521100 POSTAGE EXPENSE									10.71
25320	079	000	53105200.521400.		58558824	09/02/25	PV	V	AS - OCIO - COMMUNICATIONS	7961450		77.73
25320	079	000	53105200.521400.		58612486	09/09/25	PV	V	AS - OCIO - IMSERVICES	7974103		665.41
25320	079	000	53105200.521400.		58657865	09/18/25	PV	V	AS - OCIO - IMSERVICES	7986019		323.56
25320	079	000	53105200.521400.		58677078	09/23/25	PV	V	AS - OCIO - COMMUNICATIONS	7989840		77.73
Total for Object			521400 CIO CHARGES									1,144.43

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Agency 053 REAL PROPERTY APPRAISER BD All Objects
Division 000 AGENCY DEFINED DIVISION As of 09/30/25
Grant

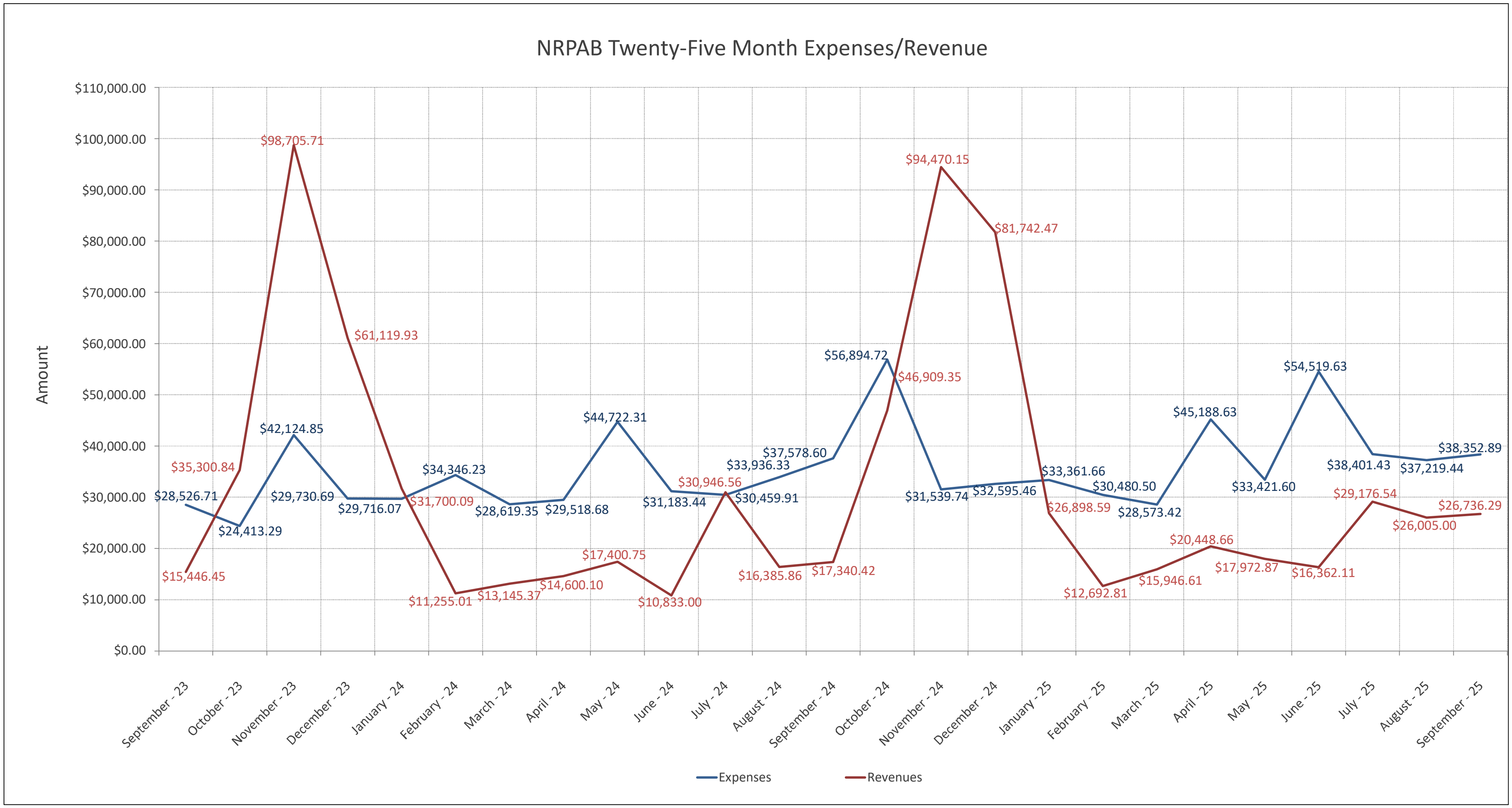
Fund	Program	Sub-Program	Account Number	Sub-ledger	Doc Number	Tran Date	Tran Type	Batch Type	Payee/Explanation	Batch Number	Posted Code	Month to Date
25320	079	000	53105200.524600.		58482774	09/02/25	PV	V	SECRETARY OF STATE	7950235		9.82
25320	079	000	53105200.524600.		26523213	09/10/25	JE	G	NRPAB RENT SEPTEMBER 2025	7975215		389.39
25320	079	000	53105200.524600.		58640810	09/15/25	PV	V	SECRETARY OF STATE	7981010		9.82
Total for Object			524600 RENT EXPENSE-BUILDINGS									409.03
25320	079	000	53105200.524900.		26523213	09/10/25	JE	G	NRPAB RENT SEPTEMBER 2025	7975215		136.02
Total for Object			524900 RENT EXP-DEPR SURCHARGE									136.02
25320	079	000	53105200.531100.		2249799	09/10/25	OV	O	ODP BUSINESS SOLUTIONS LLC	7975332		1.00
25320	079	000	53105200.531100.		2249800	09/10/25	OV	O	ODP BUSINESS SOLUTIONS LLC	7975332		1.00
25320	079	000	53105200.531100.		2249802	09/10/25	OV	O	ODP BUSINESS SOLUTIONS LLC	7975332		11.75
25320	079	000	53105200.531100.		2249859	09/10/25	OV	O	ODP BUSINESS SOLUTIONS LLC	7975581		1.00-
25320	079	000	53105200.531100.		2249859	09/10/25	OV	O	ODP BUSINESS SOLUTIONS LLC	7975581		1.00-
25320	079	000	53105200.531100.		2249859	09/10/25	OV	O	ODP BUSINESS SOLUTIONS LLC	7975581		11.75-
25320	079	000	53105200.531100.		2249871	09/10/25	OV	O	ODP BUSINESS SOLUTIONS LLC	7975614		13.75
25320	079	000	53105200.531100.		2250643	09/11/25	OV	O	ODP BUSINESS SOLUTIONS LLC	7978182		13.75-
25320	079	000	53105200.531100.		2250644	09/11/25	OV	O	ODP BUSINESS SOLUTIONS LLC	7978185		10.01
25320	079	000	53105200.531100.		2250645	09/11/25	OV	O	ODP BUSINESS SOLUTIONS LLC	7978185		3.71
25320	079	000	53105200.531100.		2250647	09/11/25	OV	O	ODP BUSINESS SOLUTIONS LLC	7978197		.03
25320	079	000	53105200.531100.		2250649	09/11/25	OV	O	ODP BUSINESS SOLUTIONS LLC	7978203		10.01-
25320	079	000	53105200.531100.		2250649	09/11/25	OV	O	ODP BUSINESS SOLUTIONS LLC	7978203		3.71-
25320	079	000	53105200.531100.		2250649	09/11/25	OV	O	ODP BUSINESS SOLUTIONS LLC	7978203		.03-
25320	079	000	53105200.531100.		2250650	09/11/25	OV	O	ODP BUSINESS SOLUTIONS LLC	7978206		10.04
25320	079	000	53105200.531100.		2250651	09/11/25	OV	O	ODP BUSINESS SOLUTIONS LLC	7978206		3.71
Total for Object			531100 OFFICE SUPPLIES EXPENSE									13.75
25320	079	000	53105200.554900.		58613084	09/09/25	PV	V	NEBRASKA STATE PATROL	7974841		55.00
25320	079	000	53105200.554900.		26594861	09/18/25	JE	G	DATASHEILD SHREDDING 250813	7985771		8.40
Total for Object			554900 OTHER CONTRACTUAL SERVICES									63.40
25320	079	000	53105200.571100.		58574830	09/02/25	PV	V	MINSHULL, DEREK	7963531		38.50
25320	079	000	53105200.571100.		58677061	09/23/25	PV	V	MINSHULL, DEREK	7989828		38.50
Total for Object			571100 LODGING									77.00
25320	079	000	53105200.571800.		58574830	09/02/25	PV	V	MINSHULL, DEREK	7963531		24.99
25320	079	000	53105200.571800.		58590138	09/03/25	PV	V	BATIE, ADAM	7966799		24.99
25320	079	000	53105200.571800.		58590140	09/03/25	PV	V	JOHNSON, RODNEY D	7966812		24.99
25320	079	000	53105200.571800.		58677061	09/23/25	PV	V	MINSHULL, DEREK	7989828		24.99

Agency 053 REAL PROPERTY APPRAISER BD All Objects
Division 000 AGENCY DEFINED DIVISION As of 09/30/25
Grant

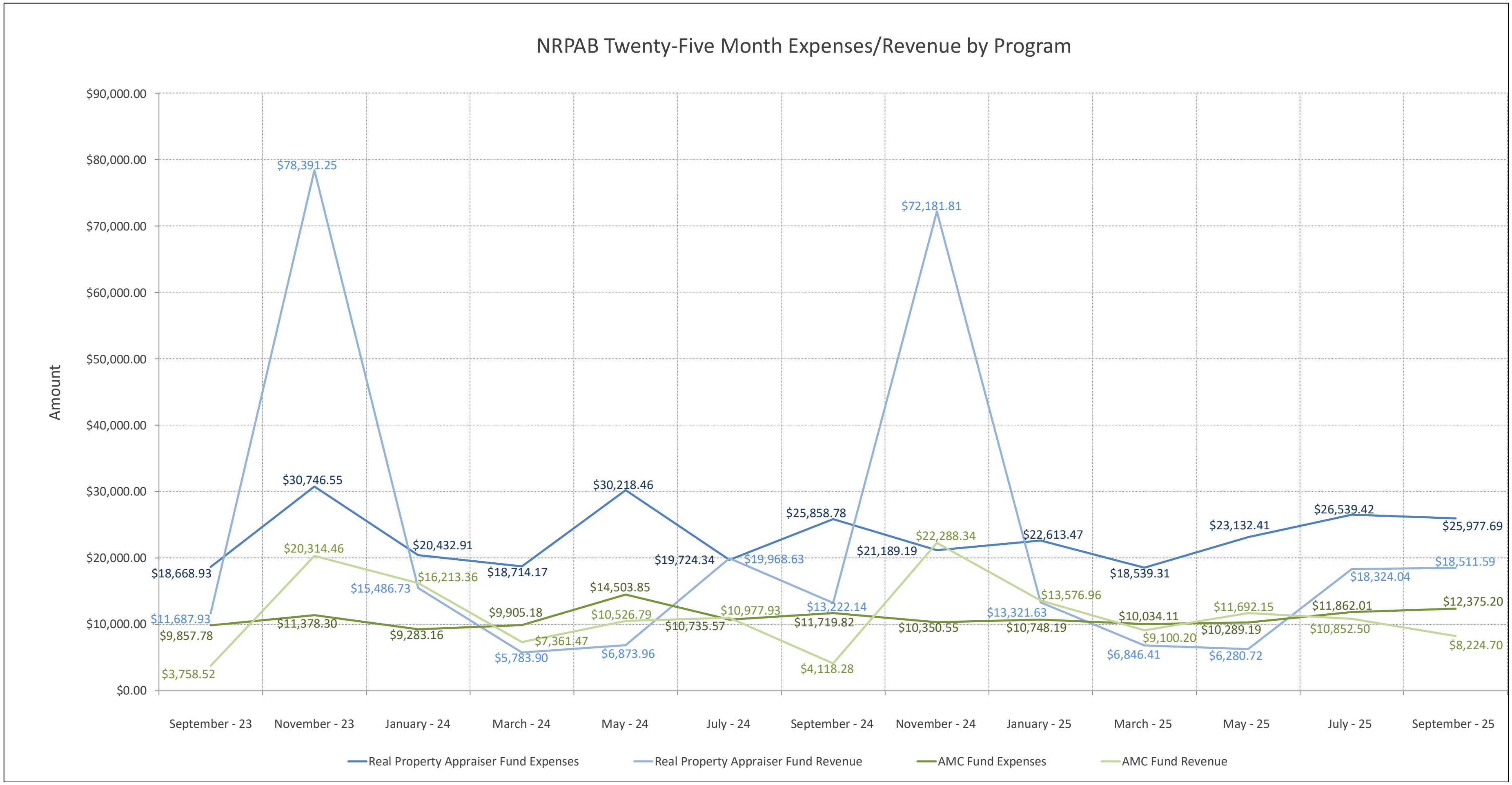
Fund	Program	Sub-Program	Account Number	Sub-ledger	Doc Number	Tran Date	Tran Type	Batch Type	Payee/Explanation	Batch Number	Posted Code	Month to Date
25320	079	000	53105200.571800.		58678352	09/23/25	PV	V	BATIE, ADAM	7990699		24.99
Total for Object			571800 MEALS - TRAVEL STATUS									124.95
25320	079	000	53105200.574500.		58574823	09/02/25	PV	V	HERMSEN, KEVIN P	7963523		21.07
25320	079	000	53105200.574500.		58574830	09/02/25	PV	V	MINSHULL, DEREK	7963531		110.74
25320	079	000	53105200.574500.		58590138	09/03/25	PV	V	BATIE, ADAM	7966799		63.70
25320	079	000	53105200.574500.		58590140	09/03/25	PV	V	JOHNSON, RODNEY D	7966812		60.76
25320	079	000	53105200.574500.		58677061	09/23/25	PV	V	MINSHULL, DEREK	7989828		110.74
25320	079	000	53105200.574500.		58677062	09/23/25	PV	V	HERMSEN, KEVIN P	7989836		21.07
25320	079	000	53105200.574500.		58678352	09/23/25	PV	V	BATIE, ADAM	7990699		63.70
Total for Object			574500 PERSONAL VEHICLE MILEAGE									451.78
25320	079	000	53105200.575100.		58574823	09/02/25	PV	V	HERMSEN, KEVIN P	7963523		1.70
25320	079	000	53105200.575100.		58574830	09/02/25	PV	V	MINSHULL, DEREK	7963531		4.72
25320	079	000	53105200.575100.		58590138	09/03/25	PV	V	BATIE, ADAM	7966799		4.72
25320	079	000	53105200.575100.		58677061	09/23/25	PV	V	MINSHULL, DEREK	7989828		4.72
25320	079	000	53105200.575100.		58677062	09/23/25	PV	V	HERMSEN, KEVIN P	7989836		1.70
25320	079	000	53105200.575100.		58678352	09/23/25	PV	V	BATIE, ADAM	7990699		4.72
Total for Object			575100 MISC TRAVEL EXPENSE									22.28
Total for Business Unit			53105200 AMC LICENSING									4,150.50
Total for Division			000									11,616.60
Total for Agency			053 REAL PROPERTY APPRAISER BD									11,616.60

J.17

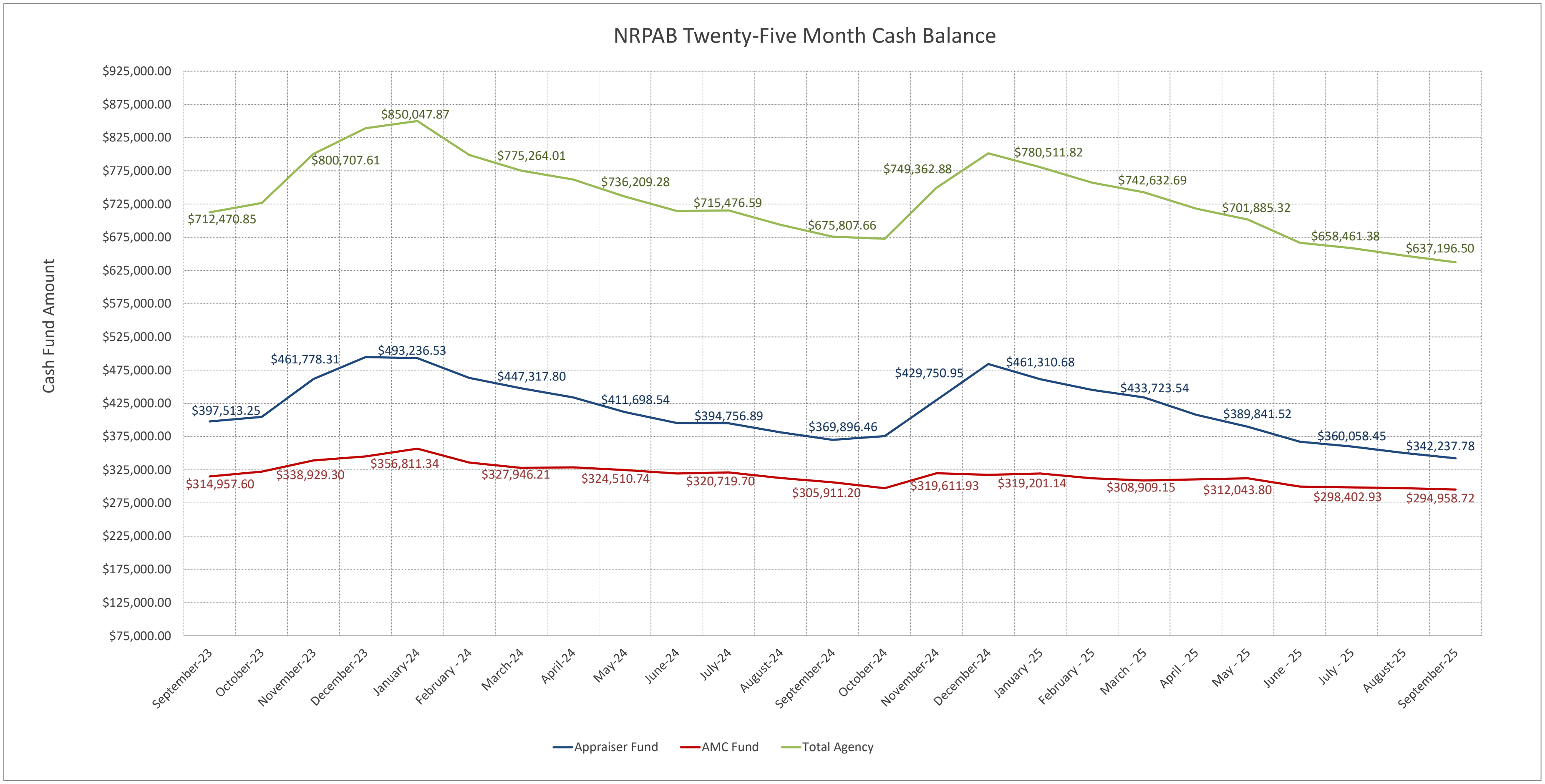
Financial Report and Considerations - Financial Charts



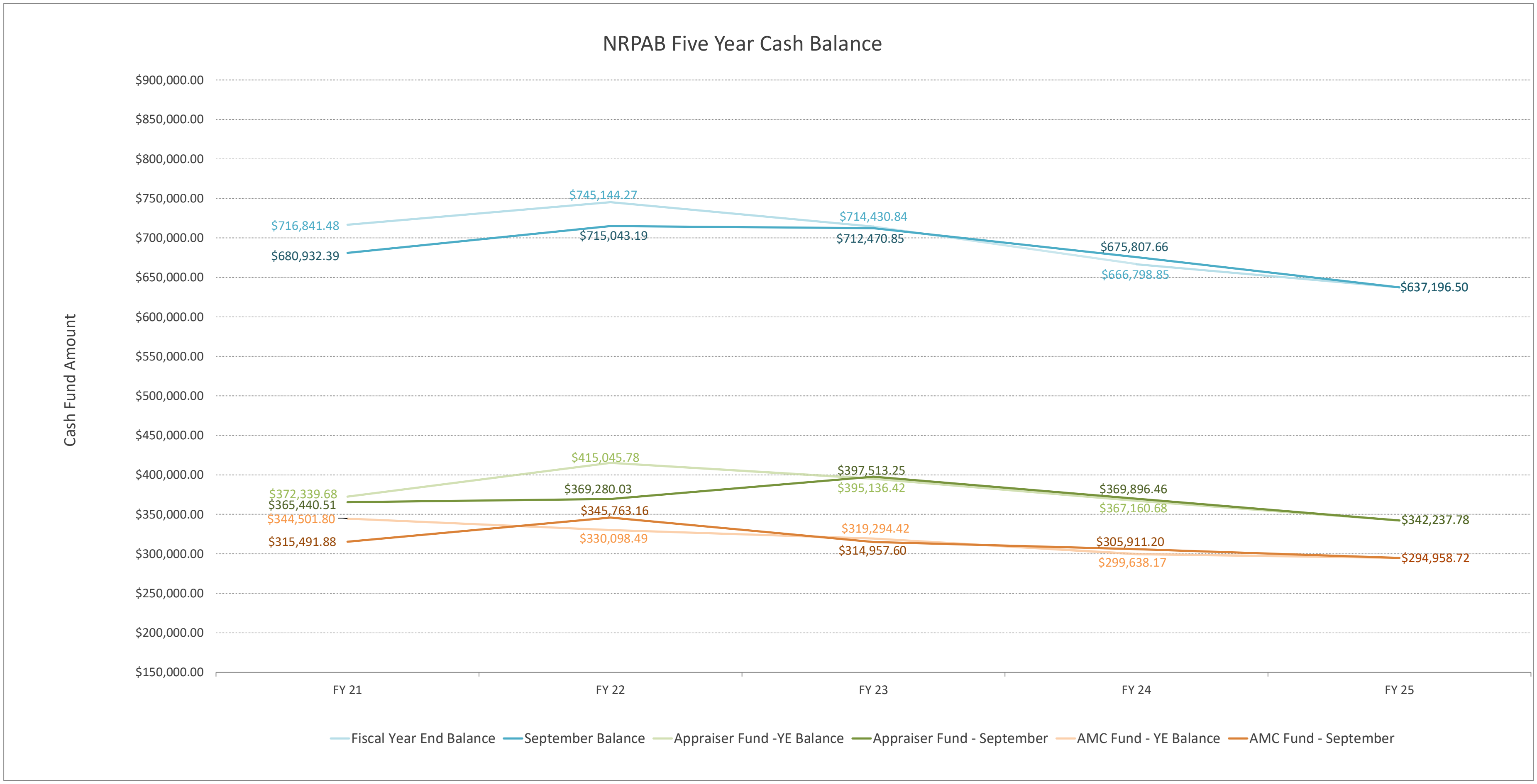
Financial Report and Considerations - Financial Charts



Financial Report and Considerations - Financial Charts



Financial Report and Considerations - Financial Charts



Department of Administrative Services
Accounting Division
Budget Status Report
As of 09/30/25

- Indicates Credit

Agency 053 REAL PROPERTY APPRAISER BD
Division
Program 079 APPRAISER LICENSING

Percent of Time Elapsed = 25.21

	ACCOUNT CODE DESCRIPTION	BUDGETED AMOUNT	CURRENT MONTH ACTIVITY	YEAR-TO-DATE ACTUALS	PERCENT OF BUDGET	ENCUMBERANCES	VARIANCE
BUDGETED FUND TYPES - EXPENDITURES							
520000 OPERATING EXPENSES							
521400	CIO CHARGES	113,517.00	19,845.50	23,105.75	20.35		90,411.25
522200	CONFERENCE REGISTRATION	1,300.00		650.00	50.00		650.00
Major Account 520000 Total		114,817.00	19,845.50	23,755.75	20.69	0.00	91,061.25
570000 TRAVEL EXPENSES							
571100	LODGING	2,538.00					2,538.00
571800	MEALS - TRAVEL STATUS	510.00					510.00
574500	PERSONAL VEHICLE MILEAGE	1,377.00					1,377.00
Major Account 570000 Total		4,425.00	0.00	0.00	0.00	0.00	4,425.00
BUDGETED EXPENDITURES TOTAL		119,242.00	19,845.50	23,755.75	19.92	0.00	95,486.25
SUMMARY BY FUND TYPE - EXPENDITURES							
4	FEDERAL FUNDS	119,242.00	19,845.50	23,755.75	19.92		95,486.25
BUDGETED EXPENDITURES TOTAL		119,242.00	19,845.50	23,755.75	19.92	0.00	95,486.25

Agency 053 REAL PROPERTY APPRAISER BD

Division 000 AGENCY DEFINED DIVISION

Grant SSG2024NE01

All Objects

As of 09/30/25

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
40000	079	000	53105400.521400.		58612486	09/09/25	PV	V	AS - OCIO - IMSERVICES	7974103		949.75
40000	079	000	53105400.521400.		58657865	09/18/25	PV	V	AS - OCIO - IMSERVICES	7986019		18,895.75
Total for Object			521400 CIO CHARGES									19,845.50
Total for Business Unit		53105400	ASC GRANT									19,845.50
Total for Division		000										19,845.50
Total for Agency		053	REAL PROPERTY APPRAISER BD									19,845.50

Agenda Item Summary

Prepared By: Tyler Kohtz **Title:** Director **Date:** 10/13/2025

Agenda Section: Financial Report and Considerations

Agenda Item Identification Number:

Subject: Hall Tree (F-FR-300) - 70" tall with four coat hooks and a base designed for stability.

Description: Approval of transfer of funds for Hall Tree for Director's office to match planned color scheme.

SUMMARY

Approval for funding in the amount of $150.00 requested to be transferred from Other Operating Expenses (559100) to Non-Capitalized Equip PU (532100) for the purchase of one Hall Tree (Exhibit #1) for Director's office to match planned color scheme in new office as this purchase would put the relocation expenditures above the $3,000.00 approved allocation. The current Hall Tree is cherrywood stained and the new color scheme will be walnut stain. Chairperson Gerdes granted authorization to include this Hall Tree in the furniture order submitted to DAS Buildings Division for the Board's relocation (to get the order submitted with enough time to obtain the furniture before the relocation takes place) on October 2, 2025 (Exhibit #2).

RELEVANT LAWS/RULES/GUIDANCE DOCUMENTS/INTERNAL PROCEDURES

None

DISCIPLINARY/WRITTEN ADVISORY HISTORY

None

EXHIBITS

See attached .

Hall Tree

70” tall with 4 coat hooks and a base designed for stability.

Item #: F-FR-300 (Birch); F-FR-301 (Oak)
Price: starting at $138.00

From: Kohtz, Tyler
To: Cody Gerdes
Subject: Re: Relocation Budget Request
Date: Thursday, October 2, 2025 1:28:03 PM

Thank you very much, Cody. I'll let Janelle know to add it on to our order.

Tyler Kohtz, Director
Nebraska Real Property Appraiser Board

From: Cody Gerdes <cgerdes@gpappraisal.com>
Sent: Thursday, October 2, 2025 12:19 PM
To: Kohtz, Tyler <tyler.kohtz@nebraska.gov>
Subject: Re: Relocation Budget Request

I have no issues with additional expense.

Thanks,

Cody Gerdes, MAI | Certified General Real Estate Appraiser | Nebraska
Great Plains Appraisal, Inc.
PO Box 6415 | Lincoln, Nebraska 68506
O: 402.476.1144 Ext: 1444 | C: 402.416.3477
cgerdes@gpappraisal.com

From: Kohtz, Tyler <tyler.kohtz@nebraska.gov>
Sent: Thursday, October 2, 2025 9:22 AM
To: Cody Gerdes <cgerdes@gpappraisal.com>
Subject: Relocation Budget Request

Hi Cody,

I am putting the office relocation order together for Buildings Division to include with their order to Cornhusker Industries, which has to be made soon to get all the furniture in time for the move. I hope to have our list finalized before I leave for the AARO Conference tomorrow. As of now, my new desk color will be walnut brown. My current coat rack is cherrywood color, which would not match the wood pattern used in the office. If I added a coat rack in the walnut color to our order, it would put us approximately $100.00 to $150.00 over the $3,000.00 budget. I'm requesting permission to add this coat rack to the order and the Board would approve a transfer from Other Operation Expenses at the next meeting.

Things may change between now and then, but let me know if you approve this request to go over budget.

Thanks,

Tyler Kohtz, Director
Nebraska Real Property Appraiser Board

NEBRASKA REAL PROPERTY APPRAISER BOARD
EDUCATION APPLICANTS
TABLE OF CONTENTS

October 23, 2025

Agenda Item Summary

Prepared By: Kashinda Sims **Title:** Education Program Manager **Date:** October 23, 2025

Agenda Section: L - Education

Agenda Item Identification Number: 2251485.17

Subject: Douglas County Assessor/ Register of Deeds "IAAO Course 300 - Fundamentals of Mass Appraisal" Instructor, Scott Barnes

Description: Scott Barnes is listed in the Douglas County Assessor/ Register of Deeds Application for Approval as a Continuing Education Activity for eduation activity titled, "IAAO Course 300 - Fundamentals of Mass Appraisal" as instructor. Barnes may not meet requirements 298 NAC Chapter 6, § 005.01.

SUMMARY

An Application for Approval as a Continuing Education Activity in Nebraska ("Application") for the activity titled, "IAAO Course 300 - Fundamentals of Mass Appraisal," was received at the Board office on September 22, 2025 from the Douglas County Assessor/Register of Deeds ("DCA") [Exhibit 1]. Upon initial review, the Application was deemed incomplete as no evidence of legal rights to the activity were provided and no document certifying completion was received. In addition, it appears that the instructor may not meet the requirements under 298 NAC Chapter 6, § 005.01. DCA was notified of the deficiencies in an email dated September 22, 2025 [Exhibit 2]. A response was provided by Scott Barnes on September 23, 2025; however, the deficiencies were not rectified. Although an additional Instructor Information page was submitted by Barnes on September 23, 2025 [Exhibit 3], it contained the same information as found in the Application ("No" as a response to two questions and qualifying as having seven years of real property appraisal practice experince directly related to the subject matter to be taught). EPM Sims contacted Barnes by telephone on September 23, 2025 to provide a more detailed explanation regarding the deficiencies. Barnes indicated that he holds an associate's degree and has been teaching for two years.

The most recent document certifying completion on file was submitted by Barnes on October 8, 2025 [Exhibit 4] in response to EPM Sims' October 6, 2025 email inquiry. The evidence of legal secondary provider rights was submitted on the same date [Exhibit 5]. The document certifying completion is still deficient the name of education provider and the location at which activity was conducted or presentation method.

Except for the instructor qualifications and the document certifying completion, all other deficiencies have been rectified as of October 8, 2025. The document certifying completion fails to includes the name of education provider and the location at which activity was conducted or presentation method. In addition, it appears that Scott Barnes does not meet the requirements as an instructor for this education activity under 298 NAC Chapter 6, § 005.01 as Barnes does not have seven years of real property appraisal practice experience directly related to the subject matter to be taught. The Board's records, along with a search of the ASC Appraiser Registry [Exhibit 6], show that Barnes has never held a credential as a real property appraiser in Nebraska or in any other jurisdiction. It is Barnes' position that his thirteen years of experience in mass appraisal with the DCA qualifies him as having at least five years of real property appraisal practice experince [Exhibit 7].

RELEVANT LAWS/RULES/GUIDANCE DOCUMENTS/INTERNAL PROCEDURES

298 NAC Chapter 6, § 001.12 - A document certifying completion will be issued to each attendee upon completion of any activity. The document may be transmitted to the attendee in person, by mail, by email, or by any other electronic means that are secure. The document is required to include the name of education provider, signature of education provider and/or instructor, name of activity as approved, location at which activity was conduced or presentation method, date(s) activity was conducted, number of hours, pass or fail statement, and name of attendee.

298 NAC Chapter 6, § 005 - Any instructor(s) that meets the education provider's instructor qualifications policy, who is responsible for ensuring that the activity content is communicated to the activity's audience as approved, must be identified on the education provider's application submitted for approval of the activity. Such identification must include first name, last name, email address, and phone number, and state the instructor's qualifications as specified in Section 005.01 of this Chapter.

298 NAC Chapter 6, § 005.01 - An instructor for any qualifying education activity, continuing education activty, or supervisory real property appraiser and trainee course, must satisfy at least once of the following qualifications:

- 005.01A Hold a bachelor's degree in any field and have at least three years of experience directly related to the subject matter to be taught;
- 005.01B Hold a master's degree or higher in any field and have at least one year of experience directly related to the subject matter to be taught;
- 005.01C Hold a master's degree or higher in a field that is directly related to the subject matter to be taught;
- 005.01D Have five years of real property appraisal practice teaching experience directly related to the subject matter to be taught; or
- 005.01E Have seven years of real property appraisal practice experience directly related to the subject matter to be taught.

Neb. Rev. Stat. § 76-2207.31 - Instructor means a person approved by the board that meets or exceeds the instructor requirements specified in the Real Property Appraiser Act and rules and regulations of the board and is responsible for ensuring that the education activity content is communicated to the activity's audience as presented to the board for approval and that the education activity contributes to the quality of real property valuation services provided to the public. A person that communicates assigned materials or a portion of the education activity content under the authorization of the education provider, but is not responsible for the education activity content, is not an instructor.

Neb. Rev. Stat. § 76-2215 - Real property appraisal practice means any act or process performed by a real property appraiser involved in developing and reporting an analysis, opinion, or conclusion relating to the specifed interests in or aspects of identified real estate or real property or an appraisal review. Real property appraisal practice, includes, but is not limited to, evaluation assignments, valuation assignments, and appraisal review assignments.

Neb. Rev. Stat. § 76-2216 - Real property appraiser means a person who is a credential holder.

DISCIPLINARY/WRITTEN ADVISORY HISTORY

There are no known previous disciplinary actions taken by the Board or written advisories issued by the Board.

EXHIBITS

[Exhibit 1] - "DCA (IAAO Course 300 - Fund of Mass Apprsl) Application_September 22, 2025" located in Database under Education (Search Education/ Enter Activity Number '2251485'/ Select '2251485.17'/ Communication and Documentation Log dated 10/16/2025)

[Exhibit 2] - "Sims-Barnes Email Chain (Teaching Experience)_September 22-23, 2025" located in Database under Education (Search Education/ Enter Activity Number '2251485'/ Select '2251485.17'/ Communication and Documentation log dated 10/16/2025)

[Exhibit 3] - "DCA (IAAO Course 300 - Fund of Mass Apprsl) Upd Page 4_September 23, 2025" located in Database under Education (Search Education/ Enter Activity Number '2251485'/ Select '2251485.17'/ Communication and Documentation Log dated 10/16/2025)

[Exhibit 4] - "Douglas County Assessor (IAAO Course 300 - Fund of Mass Apprsl) Upd Designated Cert_October 8, 2025" located in Database under Education (Search Education/ Enter Activity Number '2251485'/ Select '2251485.17'/ Communication and Documentation Log dated 10/16/2025)

[Exhibit 5] - "DCA (IAAO Course 300 - Fund of Mass Apprsl) Secondary Prov Rights_October 8, 2025" located in Database under Education (Search Education/ Enter Activity Number '2251485'/ Select '2251485.17'/ Communication and Documentation Log dated 10/16/2025)

[Exhibit 6] - "Barnes ASC Report_October 16, 2025" located in Database under Education (Search Education/ Enter Activity Number '2251485'/ Select '2251485.17'/ Communication and Documentation Log dated 10/16/2025)

[Exhibit 7] - "Sims-Barnes Email Chain (Follow Up 1)_September 22-October 7, 2025" located in Database under Education (Search Education/ Enter Activity Number '2251485'/ Select '2251485.17'/ Communication and Documentation Log dated 10/16/2025)

Exhibit #1

NRPAB
Nebraska Real Property Appraiser Board

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

Board Number: ______
Date Received:

received via email from Douglas County Accounts Payable - 09/22/2025 (KS)

For Board Use Only

APPLICATION FOR APPROVAL AS A CONTINUING EDUCATION ACTIVITY IN NEBRASKA

This application is to be used by an education provider applying for approval of a continuing education activity or resubmission of an active approved continuing education activity. A separate application form must be filed for each continuing education activity submitted for approval. Applicants should carefully read Chapter 6 of Title 298 of the Nebraska Administrative Code before completing the information below. Any application deemed to be incomplete may be returned.

Education Provider Information

Education Provider Name: Douglas County Assessor/Register of Deeds

Contact Person Name: Barnes (Last) Scott (First) F (Middle)

Address: 1819 Farnam St. 4th Floor (PO Box or Street Number) Omaha (City) NE (State) 68183-1000 (Zip Code + 4)

scott.barnes@douglascounty-ne.gov (Email Address) 402-444-6022 (Area Code + Phone Number)

Continuing Education Activity Information

Activity Title: IAAO Course 300-Fundamentals of Mass Appraisal

Activity Length (Hours): 30.00

Each continuing education activity shall be at least two (2) hours in length, not to exceed eight (8) hours of instruction in any day. At least a one-half hour break shall be given to credential holder(s) by no later than the end of four (4) hours of instruction in any day. Except for semester hours received from an accredited college or university, education activity hours are determined as follows (exam included if applicable):

- *For a timed outline in a schedule format, where sixty (60) minutes equals one (1) hour in Coordinated Universal Time, the start time and the end time is utilized to determine the total minutes engaged in instruction. Breaks, meal periods, and time not engaged in instruction are removed. Fifty (50) minutes engaged in instruction out of each sixty (60) minute segment equals one (1) hour.*
- *For a timed outline in a non-schedule format, where each topic is assigned a specific duration, each minute engaged in instruction is utilized to determine the total minutes engaged in instruction. Fifty (50) minutes engaged in instruction equals one (1) hour.*

Activity Setting: ☒ Classroom ☐ Synchronous ☐ Asynchronous ☐ Hybrid

Synchronous educational offering means, the instructor and students interact simultaneously online, similar to a phone call, video chat or live webinar, or web-based meeting. Asynchronous educational offering means the instructor and students' interaction is non-simultaneous, and the student progresses at their own pace and follows a structured course content and quiz/exam schedule.

The activity is being submitted for approval as a:

☐ Seven-hour National USPAP Continuing Education Course

☐ Four-hour Valuation Bias and Fair Housing Laws and Regulations Course

☐ Seven-hour Valuation Bias and Fair Housing Laws and Regulations Course

☒ Other

L.6

Exhibit #1

AQB CAP Approval: ■ Yes ☐ No

The seven-hour Uniform Standards of Professional Appraisal Practice Continuing Education Course, the four-hour valuation bias and fair housing laws and regulations course, and the seven-hour valuation bias housing laws and regulations course shall be approved by the Appraiser Qualifications Board of The Appraisal Foundation through its Course Approval Program.

This submission is a: ■ New Continuing Education Activity ☐ Resubmission of an Active Approved Continuing Education Activity

Continuing Education Activity Secondary Provider: ☐ Yes ■ No

Secondary provider means any education provider that purchases rights to, or otherwise lawfully acquires from another education provider, activity material to deliver.

Application Submission Requirements

All materials submitted to the Board related to an Application for Approval as a Continuing Education Activity in Nebraska are for Board use only and shall be retained by the Board.

If *New Continuing Education Activity* is selected under CONTINUING EDUCATION ACTIVITY INFORMATION, the following items are required:

■ Completed application.

■ For an AQB CAP approved activity, a non-refundable continuing education application fee of $35.00.

OR

☐ For a non-AQB CAP approved activity, a non-refundable continuing education application fee of $100.00.

■ A document certifying completion issued to each attendee upon completion of any continuing education activity that includes the name of education provider, signature of education provider and/or instructor, name of activity as approved, location at which activity was conducted or presentation method, date(s) activity was conducted, number of hours, pass or fail statement, and name of attendee, **or** be an official transcript from a university or college that includes the name of activity as approved, the number of credit hours awarded, and the name of the attendee.

If *Yes* is selected for Education Provider is a Secondary Provider of the Continuing Education Activity Material is selected under CONTINUING EDUCATION ACTIVITY INFORMATION:

☐ Evidence that the rights to the continuing education activity have been purchased or lawfully acquired from the education provider that owns the rights to the activity materials.

If *Resubmission of an Approved Continuing Education Activity* is selected under CONTINUING EDUCATION ACTIVITY INFORMATION, the following items are required:

☐ Completed application.

☐ For an AQB CAP approved activity, a non-refundable continuing education application fee of $35.00.

OR

☐ For a non-AQB CAP approved activity, a non-refundable continuing education application fee of $100.00.

☐ A document certifying completion issued to each attendee upon completion of any continuing education activity. The document includes the name of education provider, signature of education provider and/or instructor, name of activity as approved, location at which activity was conducted or presentation method, date(s) activity was conducted, number of hours, pass or fail statement, and name of attendee, or be an official transcript from a university or college that includes the name of activity as approved, the number of credit hours awarded, and the name of the attendee.

OR

☐ The name of education provider, signature of education provider and/or instructor, name of activity as approved, location at which activity was conducted or presentation method, date(s) activity was conducted, number of hours, pass or fail statement, name of attendee, or format have not changed on the document certifying completion since the Board's approval of the continuing education activity.

☐ A written explanation of the reason for resubmission.

L.7

Exhibit #1

Purpose for Resubmission of an Active Approved Continuing Education Activity

If *Resubmission of an Active Approved Continuing Education Activity* is selected under CONTINUING EDUCATION ACTIVITY INFORMATION, the reason for resubmission is:

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

Non-AQB CAP Approved Continuing Education Activities

For an activity not approved by the Appraiser Qualifications Board of The Appraisal Foundation through its Course Approval Program for continuing education, submit the following (If *Resubmission of an Active Approved Continuing Education Activity* is selected under CONTINING EDUCATION ACTIVITY INFORMATION, only information that has changed since the Board's approval of the continuing education activity is required):

- ☐ An activity description that clearly describes the content.
- ☐ All learning objectives that meet the requirements of 298 NAC Chapter 6, § 003.02A.2d.
- ☐ An instructor policy that requires the use of instructors who meet the requirements of NAC Chapter 6, § 005.
- ☐ All student and instructor materials that meet the requirements of 298 NAC Chapter 6, § 003.02A.2e.
- ☐ A timed outline/activity matrix that accounts for the general flow and recommended time spent on topics contained within the activity and reflects hours of credit per topic.
- ☐ A record retention policy that requires that a record of attendance for each activity is maintained for a period of at least five (5) years.
- ☐ An attendance policy that meets the requirements of 298 NAC Chapter 6, § 003.02A.2h.
- ☐ If applicable, a closed-book final examination proctored in person or remotely by an official approved by the education provider that meets the requirements of 298 NAC Chapter 6, § 003.02A.2f. Bio-metric proctoring is acceptable. The examination may be written on paper or administered electronically on a computer workstation or other device. Oral exams are not acceptable.

Distance Education Continuing Education Activities

If *Asynchronous, or Hybrid (in which the learning environment includes Asynchronous interaction)* is selected under CONTINUING EDUCATION ACTIVITY INFORMATION, education activity includes:

☐ A closed-book final examination.

OR

☐ Prescribed activity mechanisms required to demonstrate knowledge of the subject matter.

If *Asynchronous* or *Hybrid (in which the learning environment includes asynchronous interaction)* is selected under CONTINUING EDUCATION ACTIVITY INFORMATION, evidence of delivery mechanism approval from one of the following sources:

☐ The Appraiser Qualifications Board of The Appraisal Foundation.

OR

☐ An organization approved by the Appraiser Qualifications Board of The Appraisal Foundation that provides approval of activity design and delivery (Secondary providers must have approval under own name). IDECC/ARELLO are acceptable.

OR

☐ Is conducted by an accredited college, community college, or university that offers distance education programs and is approved or accredited by the Commission on Colleges, a regional or national accreditation association, or by an accrediting agency that is recognized by the U.S. Secretary of Education, that awards academic credit for the distance education courses or that maintains an education delivery program that approves activity design and delivery that incorporate interactivity (If no closed-book final examination is included, evidence of prescribed activity mechanisms must be submitted with the application) **AND**

☐ The activity provides interaction in a reciprocal environment where the student has verbal or written communication with the instructor.

L.8

Exhibit #1

Instructor Information

An instructor is an individual who is responsible for ensuring that the activity content is communicated to the activity's audience as presented to the Board for approval, and that the activity contributes to the quality of valuation services provided to the public. An individual who communicates assigned materials or a portion of activity content under the authorization of the education provider, but is not responsible for the activity content, is not an instructor.

If reporting more than two instructors for the activity, submit the form titled, "Supplemental Instructor Information for Education Activity Application" at https://appraiser.ne.gov/Education/

Instructor Name: Barnes (Last) Scott (First) F (Middle)

scott.barnes@douglascounty-ne.gov (Email Address) 402-444-6022 (Area Code + Phone Number)

Is the instructor a Nebraska real property appraiser or hold an appraiser license, registration, or certification in any other jurisdiction? ☐ Yes ■ No

Is the instructor an AQB Certified USPAP Instructor by the Appraiser Qualifications Board of The Appraisal Foundation? *Required if the activity is a seven-hour National USPAP Continuing Education Course* ☐ Yes ■ No

An instructor for any continuing education activity must satisfy at least one of the following qualifications: *Select one option only*

- ☐ Hold a bachelor's degree in any field and have at least three years of experience directly related to the subject matter to be taught;
- ☐ Hold a master's degree or higher in any field and have at least one year of experience directly related to the subject matter to be taught;
- ☐ Hold a master's degree or higher in a field that is directly related to the subject matter to be taught;
- ☐ Have five years of real property appraisal practice teaching experience directly related to the subject matter to be taught; or
- ■ Have seven years of real property appraisal practice experience directly related to the subject matter to be taught.

Instructor Name: ______ (Last) ______ (First) ______ (Middle)

______ (Email Address) ______ (Area Code + Phone Number)

Is the instructor a Nebraska real property appraiser or hold an appraiser license, registration, or certification in any other jurisdiction? ☐ Yes ☐ No

Is the instructor an AQB Certified USPAP Instructor by the Appraiser Qualifications Board of The Appraisal Foundation? *Required if the activity is a seven-hour National USPAP Continuing Education Course* ☐ Yes ☐ No

An instructor for any continuing education activity must satisfy at least one of the following qualifications: *Select one option only*

- ☐ Hold a bachelor's degree in any field and have at least three years of experience directly related to the subject matter to be taught;
- ☐ Hold a master's degree or higher in any field and have at least one year of experience directly related to the subject matter to be taught;
- ☐ Hold a master's degree or higher in a field that is directly related to the subject matter to be taught;
- ☐ Have five years of real property appraisal practice teaching experience directly related to the subject matter to be taught; or
- ☐ Have seven years of real property appraisal practice experience directly related to the subject matter to be taught.

L.9

Exhibit #1

General Requirements

1. The Board may at any time conduct an audit of any approved education activity to verify that the activity is being conducted in accordance with the Real Property Appraiser Act and Title 298 as approved. If requested, electronic access will be provided to the Board for any approved distance education activity. The electronic access must provide administrative rights that allow for access to the activity, quizzes, and examinations, without having to take the distance education activity in sequential order and without having to take quizzes to examinations to proceed with the activity. In addition, at the Board's request, a transcript of the distance education activity must be provided to the Board.

2. The Board may at any time review activity and instructor materials approved by the Appraiser Qualifications Board of The Appraisal Foundation through its Course Approval Program to verify that the activity and/or instructor(s) meets the requirements of the Real Property Appraiser Act and Title 298 as approved.

3. Approval of activities does not transfer from one education provider to another, unless one education provider obtains the legal rights to all activities of another education provider. The expiration date of any continuing education activity will remain the same as approved under the previous education provider.

4. Education providers and instructors will comply with the Nebraska Private Postsecondary Career Schools Act, NEB. REV. STAT § 85-1601, et seq. as applicable.

5. Knowingly offering or attempting to offer a qualifying or continuing education activity as being approved to a real property appraiser or an applicant, without first obtaining approval of the activity, except for activities required by an accredited degree-awarding college or university for completion of a degree in real estate, if the college or university had its curriculum approved by the Appraiser Qualifications Board as qualifying education is a violation of Neb. Rev. Stat. § 76-2238(21).

6. Any continuing education activity must contribute to a credential holder's development of real property appraiser related skill, knowledge, and competency in any one or more of the following subjects:
   (1) Real property appraisal practice,
   (2) Valuation methodology and/or techniques,
   (3) Market fundamentals, characteristics, conditions, and analysis,
   (4) Real property concepts, characteristics, and analysis,
   (5) Real property appraiser client communication,
   (6) Arbitration, dispute resolution
   (7) Ethics and standards of professional practice, USPAP
   (8) Valuation bias and fair housing laws and regulations,
   (9) Land use, planning, zoning
   (10) Management, leasing, timesharing,
   (11) Property development, partial interests,
   (12) Real Estate law, easements, and legal interests,
   (13) Real estate litigation, damages, condemnation,
   (14) Real estate financing and investment,
   (15) Real property appraisal-related computer applications,
   (16) Real estate securities and syndication,
   (17) Seller concessions and impact on value, and/or
   (18) Energy-efficient items and "green building" appraisals.

7. An activity in which the primary purpose is training in the use of a specific software, and not utilization of a software to improve competency in any of the previously listed subjects does not meet the requirements for approval as a continuing education activity.

8. No activity may rely upon a textbook as the primary instructional material. Textbooks are permitted to be used as a background reference for an activity; however, textbooks will not be reviewed as the activity. All activities must contain sufficient stand-alone instructional material supporting the specific activity learning objectives.

9. An instructor for any qualifying education activity, continuing education activity, or supervisory real property appraiser and trainee course, must meet qualifications established pursuant to any other applicable law.

10. An instructor for any qualifying education activity, continuing education activity, or supervisory real property appraiser and trainee course, who holds a credential as a real property appraiser in Nebraska or any other jurisdiction shall maintain each credential in good standing in accordance with the laws of the jurisdiction in which each credential is held, not have had a credential revoked, suspended, or have surrendered a credential in lieu of disciplinary action within five (5) years; and not have had disciplinary action taken against his or her credential that may constitute a violation of NEB. REV. STAT. § 76-2238 within five (5) years.

11. The standing of an instructor identified on an education provider's application submitted for approval, who holds a credential as a real property appraiser in Nebraska or an appraiser credential any other jurisdiction, may be verified through the Appraiser Registry of the Appraisal Subcommittee for the Federal Financial Institutions Examination Council.

12. Any instructor of the qualifying education fifteen-hour National Uniform Standards of Professional Appraisal Practice Course, the continuing education seven-hour National Uniform Standards of Professional Appraisal Practice Continuing Education Course, and/or the supervisory real property appraiser and trainee course, must be an AQB Certified USPAP Instructor by the Appraiser Qualifications Board of The Appraisal Foundation.

13. An instructor for any qualifying education activity, continuing education activity, or supervisory real property appraiser and trainee course must satisfy the education provider's instructor policy that requires the use of instructors who meet the requirements of the Nebraska Real Property Appraiser Act and Title 298.

L.10

Exhibit #1

I hereby attest that I have included all required materials, complied with all the listed requirements, completed the submitted application in its entirety, and that all statements and materials are true and correct to the best of my knowledge and belief. I understand that, should this application be found to be incomplete, that it may be considered invalid and be returned. Furthermore, I understand that if the Board finds that one or more statements made in this application, or materials submitted with this application, are not true and correct, the Board may deny the application.

Print Name:	Barnes	Scott	F
	Last	First	Middle
	Signature		9/9/25
			Date

Expiration Date and Rescinding Approval

1. Except for the seven-hour Uniform Standards of Professional Practice Continuing Education Course, the seven-hour valuation bias and fair housing laws and regulations course, and the four-hour valuation bias and fair housing laws and regulations course, which expire on the date on which the approval by the Appraiser Qualifications Board expires, a continuing education activity shall expire on the date five years after the date of approval.
2. The Board may rescind approval of a continuing education activity if the Board finds:
   1) Falsification of information submitted for activity approval,
   2) A change in approval by Appraiser Qualifications Board of The Appraisal Foundation through its Course Approval Program,
   3) A change in status of 298 NAC Chapter 6, § 001.15 qualifications under which a distance education activity was approved,
   4) Substantial errors and/or deficiencies in the materials or presentation,
   5) The materials, theories, and/or methodologies are not current and/or practical,
   6) The instructor(s) responsible for the activity content and presentation do not meet the qualification specified in 298 NAC Chapter 6, § 005,
   7) The activity content and/or policies are not communicated or administered as approved,
   8) A material violation of Real Property Appraiser Act or Title 298 by the education provider or instructor for the activity, or
   9) There is a change in the secondary provider's rights to the activity.
3. If reason to rescind approval of an activity is found, a written notice shall be made to the education provider that includes a description of the reason(s) for rescinding approval. The education provider has sixty (60) days from the date of notice to provide a written response. If the response is satisfactory to the Board, the Board will not rescind its approval. If the response is not satisfactory to the Board, or no response is received, the Board may rescind approval of the activity. If approval is rescinded, the education provider may file a new application for approval of the qualifying education activity, and if so, meet the requirements in place at the time a new application is submitted to the Board.
4. Nothing in 298 NAC Chapter 6 may be construed to preclude education providers from surrendering approval of education activities.

Directions

1. Complete entire application. If required information is not provided, application will be considered incomplete and may be returned.
2. Along with the application, all information requested must be included.
3. Mail application, fee, and supporting documentation to:
   NEBRASKA REAL PROPERTY APPRAISER BOARD
   PO BOX 94963
   LINCOLN NE 68509-4963

   Deliver to (FedEx of UPS):
   NEBRASKA REAL PROPERTY APPRAISER BOARD
   301 CENTENNIAL MALL SOUTH, FIRST FLOOR
   LINCOLN NE 68508
4. Questions or concerns may be directed to Board staff at 402-471-9015 or nrpab.education@nebraska.gov.

Exhibit #1

RECEIPT

NEBRASKA REAL PROPERTY APPRAISER BOARD

No.: 23436 Date: 09/22/2025

Received from: County Treasurer, Omaha, Nebraska / Douglas County NE

For: Douglas County Assessor/Register of Deeds 1 CE New App (AQB-approved)

Check # 640607

Application Fee	$	
AMC Registration Fee: ___ new ___ renewal		
AMC ASC National Registry Fee: _____ appraisers @ $25		
Reporting Year ___/___/______ to ___/___/______		
Review of Courses: ___ QE 1 CE ___ CE renewal		35.00
Penalty Fees/Fines		
Fingerprint Processing		
Late Processing: _____ months @ $25		
Other: ______________________		
TOTAL	$	35.00

Received by: [signature]

TO THE COUNTY TREASURER, OMAHA, NEBRASKA
DOUGLAS COUNTY, NEBRASKA

First National Bank N.A.
Omaha, NE
27-1/1040

640607
16-Sep-25

705008 35.00

$**********35.00

Thirty-Five Dollars And Zero Cents*****

Pay To The Order Of:
STATE OF NEBRASKA
REAL PROPERTY APPRAISER BOARD
PO BOX 94963
LINCOLN, NE 68509

VOID AFTER 180 DAYS

Daniel A. Esch

Daniel A Esch
Douglas County Clerk/Comptroller

Exhibit #2

From: Sims, Kashinda
To: Scott F. Barnes (DC ASR/ROD)
Subject: RE: NRPAB Application Request
Date: Tuesday, September 23, 2025 11:01:00 AM
Attachments: image001.png
image003.png

Good morning, Scott,

Thank you for the information regarding your experience in the Douglas County Assessor's Office. To clarify, the previously mentioned statute N.R.S. § 76-2215 means any act or process performed by a real property appraiser. N.R.S. § 76-2216 defines a real property appraiser as a person who is a credential holder. Because you do not hold a real property appraiser credential, your experience may be more applicable to choices 1 or 2, related to experience directly related to the subject matter to be taught, or if you have five years of real property appraisal practice *teaching experience* directly related to the subject matter to be taught. If you have a resume or CV, that would help.

Upon review of the IAAO document submitted, the document confirms you as an instructor for the activity, however, it does not confirm that Douglas County Assessor's Office as an education provider has the legal rights to the activity.

The continuing education certificate needs the title and number of hours to match the application, as well as to state the location or presentation method (classroom).

Thank you again for your assistance and understanding.

Genuinely,
Kashinda Sims
Education Program Manager
Nebraska Real Property Appraiser Board

From: Scott F. Barnes (DC ASR/ROD) <scott.barnes@douglascounty-ne.gov>
Sent: Tuesday, September 23, 2025 9:32 AM
To: Sims, Kashinda <Kashinda.Sims@nebraska.gov>
Subject: Re: NRPAB Application Request

Kashinda,

Thank you for the assistance, attached is the information from IAAO for the course I will be instructing. It includes the course number, the course materials provided and the class time and date. I filled out the attached page 4 that you sent, regarding my appraisal experience. I have been an appraiser with the Douglas County Assessor's office since March of 2012 working directly with the subject matter that I teach, which is mass appraisal. I also attached an education credit form that I received from IAAO from the last course that I taught, this is the form that they send me to give to students to submit for continuing education credit. I have not received one yet for the IAAO course 300 as I get that form sent to me with the course materials, which usually come to me about a week before class. If you need this form to be specific for course 300, please let me know and I will reach out to IAAO to see if they can send it to me and I will forward it to you. If you need anything else, please let me know!

Regards,

Scott

On Mon, Sep 22, 2025 at 5:08 PM Sims, Kashinda <Kashinda.Sims@nebraska.gov> wrote:

> Good afternoon,
>
> The Nebraska Real Property Appraiser Board ("Board") received an Application for Approval as a Continuing Education Activity in Nebraska ("Application") for, "IAAO Course 300 – Fundamentals of Mass Appraisal."
>
> The Application states that the activity is approved by the Appraiser Qualifications Board's Course Approval Program ("AQB CAP"). Staff was able to verify AQB-approval, however, the approval references that the education provider is International Association of Assessing Officers ("IAAO"). In accordance with 298 NAC Chapter 6, § 001.03, approval of activities does not transfer from one education provider to another, unless one education provider obtains the legal rights to all activities of another education provider.
>
> If the Douglas County Assessor/Register of Deeds ("Education Provider") intends to conduct an activity on behalf of IAAO, the Board requires that the Education Provider obtains the legal rights to that activity. This can be an official document of an email from IAAO that states that the Education Provider is allowed to present the material for an in behalf of.
>
> In accordance with 298 NAC Chapter 6, §001.12, a document certifying completion will be issued to each attendee upon completion of any activity. The document needs to include the name of the education provider, signature of education provider and/or instructor, name of the activity as approved, location as which activity was conducted or presentation method, date(s) activity was conducted, number of hours, pass or fail statement, and name of the attendee.

Exhibit #2

The instructor's page of the Application states that you have seven years of real property appraisal practice experience directly related to the subject matter to be taught. Neb. Rev. Stat. § 76-2215 states, "Real property appraisal practice means any act or process performed by a real property appraiser involved in developing and reporting an analysis, opinion, or conclusion relating to the specified interests in or aspects of identified real estate or real property or an appraisal review. Real property appraisal practice includes, but is not limited to, evaluation assignments, valuation assignments, and appraisal review assignments."

Please provide evidence of secondary provider rights from IAAO, a sample certificate that meets the requirements under 298 NAC Chapter 6, § 001.12, and update the attached instructor's page received with the application on or before the end of the day tomorrow, September 23, 2025. If requested material is not received before then, the Application and payment may be returned to you as incomplete.

If there are any other questions or if further clarification is needed, feel free to contact me.

Thank you for your assistance in this matter.

Genuinely,
Kashinda Sims
Education Program Manager
Nebraska Real Property Appraiser Board
301 Centennial Mall South, First Floor
Lincoln, NE 68509-4963
Phone: (402) 471-9022
Email: kashinda.sims@nebraska.gov
Website: appraiser.ne.gov

Visit NRPAB on Facebook

--
Scott Barnes, RES
Senior Appraiser Residential

1819 Farnam St. - 4th Floor
Omaha, Nebraska 68183

Main: 402-444-7060
Direct: 402-444-6022
Fax: 402-444-3973

updated page received via email 09/23/2025 - KS

Exhibit #3

Instructor Information

An instructor is an individual who is responsible for ensuring that the activity content is communicated to the activity's audience as presented to the Board for approval, and that the activity contributes to the quality of valuation services provided to the public. An individual who communicates assigned materials or a portion of activity content under the authorization of the education provider, but is not responsible for the activity content, is not an instructor.

If reporting more than two instructors for the activity, submit the form titled, "Supplemental Instructor Information for Education Activity Application" at https://appraiser.ne.gov/Education/

Instructor Name: Barnes (Last) Scott (First) F (Middle)

scott.barnes@douglascounty-ne.gov (Email Address) 402-444-6022 (Area Code + Phone Number)

Is the instructor a Nebraska real property appraiser or hold an appraiser license, registration, or certification in any other jurisdiction? ☐ Yes ☒ No

Is the instructor an AQB Certified USPAP Instructor by the Appraiser Qualifications Board of The Appraisal Foundation? *Required if the activity is a seven-hour National USPAP Continuing Education Course* ☐ Yes ☒ No

An instructor for any continuing education activity must satisfy at least one of the following qualifications: *Select one option only*

- ☐ Hold a bachelor's degree in any field and have at least three years of experience directly related to the subject matter to be taught;
- ☐ Hold a master's degree or higher in any field and have at least one year of experience directly related to the subject matter to be taught;
- ☐ Hold a master's degree or higher in a field that is directly related to the subject matter to be taught;
- ☐ Have five years of real property appraisal practice teaching experience directly related to the subject matter to be taught; or
- ☒ Have seven years of real property appraisal practice experience directly related to the subject matter to be taught.

Instructor Name: ________ (Last) ________ (First) ________ (Middle)

________ (Email Address) ________ (Area Code + Phone Number)

Is the instructor a Nebraska real property appraiser or hold an appraiser license, registration, or certification in any other jurisdiction? ☐ Yes ☐ No

Is the instructor an AQB Certified USPAP Instructor by the Appraiser Qualifications Board of The Appraisal Foundation? *Required if the activity is a seven-hour National USPAP Continuing Education Course* ☐ Yes ☐ No

An instructor for any continuing education activity must satisfy at least one of the following qualifications: *Select one option only*

- ☐ Hold a bachelor's degree in any field and have at least three years of experience directly related to the subject matter to be taught;
- ☐ Hold a master's degree or higher in any field and have at least one year of experience directly related to the subject matter to be taught;
- ☐ Hold a master's degree or higher in a field that is directly related to the subject matter to be taught;
- ☐ Have five years of real property appraisal practice teaching experience directly related to the subject matter to be taught; or
- ☐ Have seven years of real property appraisal practice experience directly related to the subject matter to be taught.

L.16

name of education provider and location/presentation method needed - 10/14/2025 KS

Exhibit #4

UNIFORM REQUEST FOR RECERTIFICATION CREDIT

This form was developed for your convenience in reporting continuing education to various appraisal organizations. **It <u>does not imply automatic acceptance</u> by any organization of an educational program. Each group retains its own recertification requirements and procedures for requesting credit.** A copy of the program brochure or outline may be required.

1. This form must be completed in its entirety. **PLEASE TYPE OR PRINT!**
2. Please submit a copy to each organization from which you are requesting credit.
3. It is suggested that you keep a photocopy of each form submitted.

State License #: ____

Type of License: ____

Organization: ____

Member Name: ____ Designation: ____________

Sponsoring Organization: _______International Association of Assessing Officers__________

Title of Program: _300: Fundamentals of Mass Appraisal
Instructional Hours: 30.0 hours

Instructor/Presenter: ___Scott Barnes RES___

Program Dates: _12/8/2025 - 12/12/2025

This course provides an introduction to mass appraisal and is a prerequisite for the 300 series of courses offered by the IAAO. Topics covered include single-property appraisal versus mass appraisal, components of a mass appraisal system, data requirements and analysis, introduction to statistics, use of assessment ratio studies in mass appraisal, modeling of the three approaches to value, and selection of a mass appraisal system.

____

EVIDENCE OF COMPLETION (SIGNATURE OF INSTRUCTOR OR PROGRAM OFFICIAL)

I certify that I have completed the above-described professional activity. I am aware that any misrepresentations by me may become subject to disciplinary action.

____

SIGNATURE OF MEMBER DATE

____

MEMBER NAME

____

MAILING ADDRESS

____

CITY STATE/PROVINCE ZIP CODE

Exhibit #5

INTERNATIONAL ASSOCIATION of ASSESSING OFFICERS

314 W 10th Street Kansas City, MO 64105-1616 • USA
P: 816-701-8100 • P: 800-616-4226 • F: 816-701-8149 • www.iaao.org

CAE • AAS • CMS • RES • PPS • MAS *Professional Designations*

IAAO
Valuing the World

October 10, 2025

Nebraska Real Property Appraiser Board
301 Centennial Mall South
PO Box 94963
Lincoln, NE 68509-4963

To Whom It May Concern:

Please let this letter serve as approval and authorization for the Douglas County Assessor/Register of Deeds to host curriculum written and/or offered by the International Association of Assessing Officers (IAAO). This includes the upcoming offering of Course 300 – Fundamentals of Mass Appraisal, scheduled for December 2025, and future courses they schedule through our headquarters.

Please do not hesitate to reach out to me with any questions at eades@iaao.org

Sincerely,

Erin Eades

Erin Eades, MBA
Sr. Director, Professional Development

Exhibit #6

https://www.asc.gov/appraiser/state-regulators/advanced?field_first_name__value_op=contains&field_first_name__value=Scott&field_last_name__value_op=contains&field_last_name__value=Barnes&field_state_name_value=All&field_license_number__value=&field_is_license_active__value=All&field_meets_board_criteria__value=All&field_city__value=&field_zip__value=&field_county__value=&field_company_name__value_op=contains&field_company_name__value=&field_is_public__value=All&field_discipline_action_type_value=All&items_per_page=20&sort_bef_combine=title_ASC&submit=Apply

Appraiser Registry - For State Regulators

Contact a State agency directly >

Quick Search | Advanced Search

Name | Credentials | Location | Company Name | Disciplinary Action

First Name

Contains | Scott

Last Name

Contains | Barnes

Results Per Page

20

Sort by

A to Z

Apply | Reset

0 Results

Download

Exhibit #7

From:	Scott F. Barnes (DC ASR/ROD)
To:	Sims, Kashinda
Subject:	Re: NRPAB Application Request
Date:	Tuesday, October 7, 2025 8:29:05 AM
Attachments:	image001.png image003.png

Kashina,

Thank you for the follow up. Last week I reached out to IAAO to see if they could send documentation to clarify the issues needed with them, unfortunately their Senior Director of Professional Development was out of the office - I was told she was the person that would be able to assist me with this, and that she would follow up with me this week. I did not hear back from her yesterday so I was going to follow up with her today. In your last email you stated to have this in by October 10th, so I was working to get what I needed from IAAO before then. As soon as I hear from them I will let you know.

With regard to the instructor qualifications, 005.01E states, "*Have **seven years** of real property appraisal practice experience **directly related to the subject matter to be taught**." (Emphasis added)* When examining the items outlined in this section, I submit that I meet the qualifications as an instructor in accordance with Title 298 NAC. First, the *subject matter to be taught* is "Introduction to *Mass Appraisal*". I have *13.5 years* of real property *Mass Appraisal* practice experience, as well as being an intensely vetted instructor in accordance with the strictest standards of IAAO. I would ask the board to take this into consideration for this matter.

Thank You,

Scott

On Mon, Oct 6, 2025 at 4:32 PM Sims, Kashinda <Kashinda.Sims@nebraska.gov> wrote:

> Good afternoon,
>
> I am following up on this request.
>
> If there are any questions, please feel free to contact me.
>
> Genuinely,
>
> Kashinda Sims
>
> Education Program Manager
>
> Nebraska Real Property Appraiser Board

Exhibit #7

From: Sims, Kashinda
Sent: Thursday, September 25, 2025 1:29 PM
To: Scott F. Barnes (DC ASR/ROD) <scott.barnes@douglascounty-ne.gov>
Subject: RE: NRPAB Application Request

Good afternoon, Scott,

There are a couple of clarifying questions I have for the documentation submitted.

The Board needs a document, which can be an email or contract from IAAO, that allows Douglas County Assessor/Register of Deeds ("DCA") the rights to the present activity material. This did not seem to be present in the packet submitted.

In accordance with 298 NAC Chapter 6, § 001.12, a document certifying completion is required to include the name of education provider, signature of education provider and/or instructor, name of activity as approved, location at which activity was conducted or presentation method, date(s) activity was conducted, number of hours, pass or fail statement, and name of attendee.

The total number of hours is reported differently on the Appraiser Qualifications Board and Application (30) than on the Uniform Request for Recertification Document (33). Because the education provider on the Application is DCA, the certificate should state Douglas County Assessor/Register of Deeds. There is no location or presentation method listed in the document that appraisers would receive upon completion of the activity.

In accordance with Neb. Rev. Stat. § 76-2207.31, Instructor means a person approved by the board that meets or exceeds the instructor requirements specified in the Real Property Appraiser Act and rules and regulations of the board and is responsible for ensuring that the education activity content is communicated to the activity's audience as presented to the board for approval and that the education activity contributes to the quality of real property valuation services provided to the public. A person that communicates assigned materials or a portion of the education activity content under the authorization of the education provider, but is not responsible for the education activity content, but is not responsible for the education activity content is not an instructor.

Exhibit #7

Referencing 298 NAC Chapter 6, §005.01, An instructor for any qualifying education activity, continuing education activity, or supervisory real property appraiser and trainee course, must satisfy at least one of the following qualifications:

- Hold a bachelor's degree in any field and have at least three years of experience directly related to the subject matter to be taught;
- Hold a master's degree or higher in any field and have at least one year of experience directly related to the subject matter to be taught;
- Hold a master's degree or higher in a field that is directly related to the subject matter to be taught;
- Have five years of real property appraisal practice teaching experience directly related to the subject matter to be taught; or
- Have seven years of real property appraisal practice experience directly related to the subject matter to be taught.

You do not meet the qualifications to be an instructor for the purposes as defined in accordance with Neb. Rev. Stat. § 76-2207.31. The Instructor's Page must include an individual who is responsible for ensuring the content is communicated as approved and meets at least one of the qualifications under 298 NAC Chapter 6, § 005.01.

The Board office cannot move forward with processing until it is clear what the Application for Approval is requesting. Please clarify the total number of hours an applicant intends to receive upon completion, an updated certificate, evidence from IAAO that Douglas County Assessor/Register of Deeds is allowed to use the content of the activity, and an instructor, as defined by statute, who meets the qualifications under 298 NAC Chapter 6, § 005.01. If corrected material is not received and accepted on or before the end of the day on October 10, 2025, this Application will be considered deficient and may be prepared for the Board's review at its next scheduled meeting on October 23, 2025.

I will not be in for the rest of the day today. Otherwise, feel free to contact me if there are any concerns, and I will respond as soon as I can.

Genuinely,

Kashinda Sims

Education Program Manager

Nebraska Real Property Appraiser Board

Exhibit #7

From: Scott F. Barnes (DC ASR/ROD) <scott.barnes@douglascounty-ne.gov>
Sent: Tuesday, September 23, 2025 3:06 PM
To: Sims, Kashinda <Kashinda.Sims@nebraska.gov>
Subject: Re: NRPAB Application Request

Kashinda,

I just received this from the IAAO, this is what they provided me when I asked for the required documents that you were looking for. Please let me know if they are sufficient, if not I can reach back out to them for more information if needed.

Thanks again for all the help!

Scott

On Tue, Sep 23, 2025 at 3:02 PM Sims, Kashinda <Kashinda.Sims@nebraska.gov> wrote:

> Scott,
>
> The Board office can only hold payment for a certain amount of time before payment can be deposited or returned to the applicant. I can accept the payment, however, I need the requested documentation in order to proceed. In order for the Board to continue processing, please provide the requested documentation on or before the end of the day October 3, 2025. I will keep in contact with you if there are any other concerns.
>
> Genuinely,
>
> Kashinda Sims
>
> Education Program Manager
>
> Nebraska Real Property Appraiser Board

Exhibit #7

From: Scott F. Barnes (DC ASR/ROD) <scott.barnes@douglascounty-ne.gov>
Sent: Tuesday, September 23, 2025 1:38 PM
To: Sims, Kashinda <Kashinda.Sims@nebraska.gov>
Subject: Re: NRPAB Application Request

Kashinda,

Thank you for all of your help today, I emailed IAAO to get the necessary information from them (a document from them giving us the legal right to use their material, and the continuing ed approval form) but have not heard back yet. Is there a deadline for me to send this information to you? As soon as I hear back from them I will let you know.

Regards,

Scott

On Tue, Sep 23, 2025 at 11:01 AM Sims, Kashinda <Kashinda.Sims@nebraska.gov> wrote:

> Good morning, Scott,
>
> Thank you for the information regarding your experience in the Douglas County Assessor's Office. To clarify, the previously mentioned statute N.R.S. § 76-2215 means any act or process performed by a real property appraiser. N.R.S. § 76-2216 defines a real property appraiser as a person who is a credential holder. Because you do not hold a real property appraiser credential, your experience may be more applicable to choices 1 or 2, related to experience directly related to the subject matter to be taught, or if you have five years of real property appraisal practice *teaching experience* directly related to the subject matter to be taught. If you have a resume or CV, that would help.
>
> Upon review of the IAAO document submitted, the document confirms you as an instructor for the activity, however, it does not confirm that Douglas County Assessor's Office as an education provider has the legal rights to the activity.
>
> The continuing education certificate needs the title and number of hours to match the

application, as well as to state the location or presentation method (classroom).

Thank you again for your assistance and understanding.

Genuinely,

Kashinda Sims

Education Program Manager

Nebraska Real Property Appraiser Board

From: Scott F. Barnes (DC ASR/ROD) <scott.barnes@douglascounty-ne.gov>
Sent: Tuesday, September 23, 2025 9:32 AM
To: Sims, Kashinda <Kashinda.Sims@nebraska.gov>
Subject: Re: NRPAB Application Request

Kashinda,

Thank you for the assistance, attached is the information from IAAO for the course I will be instructing. It includes the course number, the course materials provided and the class time and date. I filled out the attached page 4 that you sent, regarding my appraisal experience. I have been an appraiser with the Douglas County Assessor's office since March of 2012 working directly with the subject matter that I teach, which is mass appraisal. I also attached an education credit form that I received from IAAO from the last course that I taught, this is the form that they send me to give to students to submit for continuing education credit. I have not received one yet for the IAAO course 300 as I get that form sent to me with the course materials, which usually come to me about a week before class. If you need this form to be specific for course 300, please let me know and I will reach out to IAAO to see if they can send it to me and I will forward it to you. If you need anything else, please let me know!

Regards,

Exhibit #7

Scott

On Mon, Sep 22, 2025 at 5:08 PM Sims, Kashinda <Kashinda.Sims@nebraska.gov> wrote:

Good afternoon,

The Nebraska Real Property Appraiser Board ("Board") received an Application for Approval as a Continuing Education Activity in Nebraska ("Application") for, "IAAO Course 300 – Fundamentals of Mass Appraisal."

The Application states that the activity is approved by the Appraiser Qualifications Board's Course Approval Program ("AQB CAP"). Staff was able to verify AQB-approval, however, the approval references that the education provider is International Association of Assessing Officers ("IAAO"). In accordance with 298 NAC Chapter 6, § 001.03, approval of activities does not transfer from one education provider to another, unless one education provider obtains the legal rights to all activities of another education provider.

If the Douglas County Assessor/Register of Deeds ("Education Provider") intends to conduct an activity on behalf of IAAO, the Board requires that the Education Provider obtains the legal rights to that activity. This can be an official document of an email from IAAO that states that the Education Provider is allowed to present the material for an in behalf of.

In accordance with 298 NAC Chapter 6, §001.12, a document certifying completion will be issued to each attendee upon completion of any activity. The document needs to include the name of the education provider, signature of education provider and/or instructor, name of the activity as approved, location as which activity was conducted or presentation method, date(s) activity was conducted, number of hours, pass or fail statement, and name of the attendee.

The instructor's page of the Application states that you have seven years of real property appraisal practice experience directly related to the subject matter to be taught. Neb. Rev. Stat. § 76-2215 states, "Real property appraisal practice means any act or process performed by a real property appraiser involved in developing and reporting an analysis, opinion, or conclusion relating to the specified interests in or aspects of identified real estate or real property or an appraisal review. Real property appraisal practice includes, but is not limited to, evaluation assignments, valuation assignments, and appraisal review assignments."

Exhibit #7

Please provide evidence of secondary provider rights from IAAO, a sample certificate that meets the requirements under 298 NAC Chapter 6, § 001.12, and update the attached instructor's page received with the application on or before the end of the day tomorrow, September 23, 2025. If requested material is not received before then, the Application and payment may be returned to you as incomplete.

If there are any other questions or if further clarification is needed, feel free to contact me.

Thank you for your assistance in this matter.

Genuinely,

Kashinda Sims

Education Program Manager

Nebraska Real Property Appraiser Board

301 Centennial Mall South, First Floor

Lincoln, NE 68509-4963

Phone: (402) 471-9022

Email: kashinda.sims@nebraska.gov

Website: appraiser.ne.gov

Visit NRPAB on Facebook

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Scott Barnes, RES

Senior Appraiser Residential

From: Kohtz, Tyler
To: "Karla Cisneros"
Subject: RE: NRPAB SARAS Grant Concept
Date: Tuesday, September 30, 2025 8:13:00 AM
Attachments: image003.png

Hi Karla,

Thank you very much for the response and the feedback – this is very encouraging. Because the turnaround time for the last NOFA was so fast, the Board wants to be prepared, and understands that there is no guarantee of funding. The Board's goal is to have the narrative ready to go and make minor changes as needed once the NOFA is available (to make the submission deadline). Right now, the Board is focused on the problem and the intended outcome. Once the details are in place, staff will begin preparing the narrative, which will include support for Title XI.

One of the things that the Board contemplating is the how to maximize the program to reach the Board's intended goal. I'm glad that you recommended benchmarks as the Board has discussed the use of supervisory appraiser benchmarks for qualification. At its next meeting, the Board can work on identifying these benchmarks. Finally, I'll recommend that the Board consider actual costs of education (in lieu of a dollar amount).

Once again, thank you for the feedback.

Regards,

Tyler Kohtz
Executive Director
Nebraska Real Property Appraiser Board

From: Karla Cisneros <Karla@asc.gov>
Sent: Tuesday, September 30, 2025 7:27 AM
To: Kohtz, Tyler <tyler.kohtz@nebraska.gov>; Regeane Frederique <Regeane@asc.gov>
Cc: Grants <grants@asc.gov>
Subject: Re: NRPAB SARAS Grant Concept

Good morning, Tyler.

While we do not have the FY27 NOFA nor the priorities that will be funded, the feedback that you find below is a preliminary review and does not guarantee funding.

First, when you work on the narrative, please keep in mind that you will have to justify how this project will support Title XI.

The program you have described in this narrative, overall, seems viable, and you have provided excellent data to make your case.

There are a few things that might be expanded on, such as certain milestones of experience hours triggering compensation to the supervisor, and reimbursement of the actual cost of courses (perhaps with a cap) instead of at a rate of $20 per hour. But the general concept seems feasible.

Please let me know if you have additional questions.
Karla

From: Kohtz, Tyler <tyler.kohtz@nebraska.gov>
Sent: Thursday, September 18, 2025 3:24 PM
To: Regeane Frederique <Regeane@asc.gov>; Karla Cisneros <Karla@asc.gov>
Subject: NRPAB SARAS Grant Concept

Hi Rae and Karla,

The Board has been working on a concept to increase the number of Nebraska resident real property appraisers and has developed a program outline. Although the Board is far from finished putting this information together, it would like for you to review the program concept to date and offer any feedback that you might have regarding the program. Also, could you provide any feedback as to if this concept within the parameters for eligibility? The Board discussed other inputs and outcomes that I may also run by you after I receive a response from you.

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]()

2025 Fall AARO Conference; Atlanta, GA

<u>Monday, October 6, 2025</u>

Opening Remarks

Dennis Badger, 2025-2026 AARO President

TAF Updates

Kelly Davids, Senior Vice President of TAF

- Provided a brief summary of the Real Property Appraiser Regulatory System.
  - AARO-ASC-TAF Partnership – Regular leadership meetings and exploring partnerships to advance the profession.
  - Accountable to all stakeholders – including state regulators and the ASC.
- Big Bold Ideas:
  - AI Help BOT on Criteria.
  - Standardized Practicum Models.
  - Portal so submit education materials to States.
  - www.BecomeAnAppraiser.org.
  - Toolkit for Booths at Career Fairs.
  - State Harmonization of Criteria supports.
  - Stipends for Supervisors/Trainees and Practicum Participants.
  - Re-establish Investigator Training Program.
- Pathways to Success Scholarship:
  - $1.22M investment in the Next Generation.
  - Administered by the Appraiser Development Initiative.
  - 68 scholarships awarded by the end of May.
  - Covers full cost of PAREA.
- New Collaborations Produce Results:
  - Rural Appraiser Practicum Model (RAPM) – Collaboration with Farm Credit Services.
  - Home Appraisal Help – Collaboration with Progressive Insurance.
- Foundation Resources:
  - Kelly's Corner and ASC Monthly Updates.
  - Monthly newsletters with Partner Spotlights.
  - State regulator newsletters.
  - Foundation Tools for State Regulators
    - State Regulator Training Series.
    - State Harmonization Task Force.

Nick Pilz, Appraisal Standards Board

- New Q&A and reference materials were released this year.
- Concept Paper – Artificial Intelligence and USPAP
  - Board is nearly finished drafting a new proposed AO consolidating for all technology to be released as an exposure draft.
  - AO 18 and 37 will be combined into new AO.
- Potential New Guidance
  - When is it a new assignment – May include topics such as ROV's and Workfile requirements.

Jerry Yurek, Appraiser Qualifications Board

- AQB Activities
  - Real Property Appraiser Qualifications Criteria.
  - Course Approval Program.
  - Certified USPAP Instructor Program.
- Qualifications Reassessment Project – Possible experience and exam changes.
- Course Approval Program – New platform to streamline the process.
- Brief update provided on Degree Approval Program, PAREA and Practicum Courses.
- 2026 Criteria:
  - Valuation Bias and Fair Housing Laws and Regulations.
  - First Course: 7-Hour (plus 1 hour exam).
  - Every two years – 4-hour course.

Investigating Appraisal Reports in the UAD 3.6 Era

Elizabeth Green, SVP Valuations - ServiceLink; Peter Fontana, AARO Director; John Russell, ValuSight Consulting

- Provided an overview of UAD 3.6:
  - The new URAR is greatly expanded, dynamically driven report which will support multiple property types.
  - UAD 3.6 is the second generation.
  - UAD 3.6 introduces significant improvements to how appraisal data is collected, analyzed, and delivered – discrete data, Zip File delivery, better photo tagging, and improved quality control.
  - GSE timeline provides for the industry to transition to UAD 3.6 and new URAR by November 2, 2026, with January 1, 2027 deadline to complete transition.
  - New client requirements for reporting appraisal results – The science and professional process of appraisal is not changing.

    - New report requires much more detailed information to be collected, analyzed and presented.
    - Use of the MISMO data standard to underly this reporting provides a common language so that all appraisals in this style are consistent in form and content.
    - The new URAR is comprehensive.
- Boilerplate forms are being retired:
    - Form numbers by property type and assignment type are being retired and replaced with a converged, dynamic single report and consistent data file.
- In 3.6 the drivers are property characteristics.
- Benefits of the consolidation
    - Consistency – Benefits of data standards in the technology.
- A walkthrough of UAD 3.6 was provided by the panel.

Tuesday, October 7, 2025

Executive Directors and Administrators Breakout Session

Don Rodgers, North Carolina

- General discussion on PAREA and Practicum Course Programs.
- Fair Housing and Valuation Bias Rules and Regulations Courses were discussed.
- USPAP Compliance for the UAD 3.6 was discussed.
- The acceptance of mass appraisal experience was discussed.

Wednesday, October 8, 2025

The Regulatory Impact of Technological Advancements in the Appraisal Industry

Gabriela Nicolau, Illinois Department of Financial and Professional Regulation - Division of Real Estate; Laurie Murphy, Illinois Department of Financial and Professional Regulation - Division of Real Estate

- AI Bill of Rights (2022).
- States have attempted, mostly unsuccessfully, to implement regulations for Property Data Collection.
- Utah has passed legislation defining a property data collector and requiring disclosure.
- Legislative considerations – who are you regulating?
- Requirements for appraisers:
    - Credibility of information relied upon will have to be verified.
    - Ethics and Competency Rules apply.
    - Advisory Opinion 18 and 37.

From Red Tape to Results: A Panel Discussion

Shannon Hiss, IAAO; Pete Fontana, AARO Director; Chad Anderson, Alabama Real Estate Commission; Aida Dedajic, TAF; Michell Bird

- A summary of the purpose and activities of the Harmonization Task Force was provided.
- Harmonization Task Force Purpose and Mission:
  - Work collaboratively with states to reduce unnecessary obstacles to the entry into the profession.
  - Addressing state-level appraisal licensure barriers.
  - Ensuring alignment with the AQB Real Property Appraiser Qualifications Criteria.
  - A collation of trustees and stakeholders.
- AQB's Qualifications Reassessment Project
  - Holistic review of education, experience, exam.
  - The Regulatory Groupe and Decision Lab.
- State Engagement
  - Visiting each state in person.
  - Provide information for state board meetings.
  - Follow up and stay in touch.
- Partnership with IAAO
  - IAAO's Mass Appraisal Experience Task Force focused on gaining recognition for ad valorem appraisal work, developing FAQs and USPAP standards 5 & 6 compliance checklist, and continuing education and outreach efforts.
- Next Steps
  - Attend state board meetings and speak at conferences.
  - Assist with reviewing and analyzing state-specific rules and regulations.
  - Collaborate and unite with partners on common harmonization issues.
  - Explore future harmonization issues between states, such as education.

Fannie Mae Update

Lyle Radke, Senior Director Collateral Policy

- Enforceability of Fannie Mae Policy
  - Scope of Work Rule – The client requested that the appraiser follow Fannie Mae guidelines, and the appraiser accepted the assignment.
  - AO-30 – Failure to adhere to assignment conditions.
  - Standards Rule 2-3 – A signed certification is an integral part of the appraisal report.
  - FAQ 251 – The Certification is evidence that the appraiser recognizes their ethical obligations.

- Provided a timeline of the UAD 3.6 implementation.
    - Limited Production - September 8, 2025-January 25, 2026
    - Broad Production – January 26, 2026-November 1, 2026
    - Mandate – November 2, 2026
    - Retirement of UAD 2.6 – May 3, 2027
- UAD 3.6 New features
    - All residential property types.
    - All agency assignment types.
    - All appraisal service types.
    - Some features are always displayed, some conditionally displayed, and some are repeated displays.
    - More options for inspection reporting and significant real property appraisal assistance.
- Selling Guide Policy for UAD 3.6
    - Specific property types.
    - New standalone Restricted Appraisal Update Report and Completion Report.
    - New property condition and quality rating definitions.
    - New individual exterior and interior material condition status.
    - New room updated status for kitchen and bathroom(s).
    - Retains the overall condition and quality ratings.
    - Disaster mitigation.
    - Energy Efficient and Green Features.
- ANSI terminology is updated and will replace legacy terms.
- Conformance with ANSI is required; however, Fannie Mae's policy will continue to allow the use of an alternate measuring standard when mandated by state law or regulatory requirement.
- Reconsideration of Value Changes - The lender requirement that it must provide a disclosure to borrower outlining the ROV process is reduced to when report is provided to borrower.

Kevin Smith, Senior Manager in Appraiser Engagement

- State Tips – Monthly process that sends appraisal to stat regulatory agencies due to Loan Quality Center defects/repurchases.
- State Referrals.
- Process Evolution:
    - State Tip Program launched – October 2019
    - Expansion to State Referrals – September 2021
    - State Tip Enhancement – January 2022
    - State Referral Enhancement – September 2022
    - State Tip Enhancement – July 2024

- 4,222 State Tips sent; 304 State Referrals; 33 State formal actions taken; 52 license revocation/suspensions.
- From acquisition to Sate Tip averages 18 months.
- Top five State Tip defects:
  - Inadequate comparable adjustments
  - Inappropriate comparable sales.
  - Failure to adjust comparables.
  - Inappropriate comparable sales selection – Site Characteristics
  - Use of physically dissimilar comparable sale – Gross Living Area.
- Expanding letters to AMCs

Reassessing the Criteria: Insights and Directions

Lisa Desmaris, TAF Vice-President of Appraisal Issues; Laura Smith, South Carolina

Donald Markwardt, The Regulatory Group

- About TRG:
  - Over 40 experience, specializing in the regulatory process.
  - Expertise in regulatory drafting and rulemaking support.
  - Comprehensive support throughout entire process.
- TRG Approach – Clarity, Accuracy, Process.
- Plain Language (active voice, concise wording):
  - Grounded in federal plain language guidelines.
  - Fucus on clarity and straightforward text understandable to the public.
- Role in Criteria Modernization:
  - Supporting TAF and AQB in modernizing the Real Property Appraiser Qualifications Criteria.
  - Reformatting and reorganizing the Criteria for intuitive navigation.
  - Simplifying Criteria language (based on AQB decisions).
- Stakeholder Feedback
  - Input from state regulators and stakeholders.
  - Common pain points identified.
  - Solutions to align with real-world needs.

Jerry Yurek, TAF AQB

- Navigation and Organization of the Criteria.
  - Interviews with states indicate that the Criteria is fragmented.
  - Being reorganized by credential type.
  - Plain language and glossary.
  - Charts and graphs.

- AQB is reviewing the requirements sequence (exam before experience review is completed).

Freddie Mac Update on Appraiser Quality

Scott Reuter, Chief Appraiser for Freddie Mac

- General Market Monitoring
  - Appraiser capacity and volume has remained steady over the past ten years, except for 2020-2021, which exploded.
- AQM (Appraiser Quality Monitoring)
  - Purpose and Objectives – To improve appraisal quality by identifying the patterns or issue of concerns in appraisal reports. Appraisers which do not employ recognized appraisal methodologies and/or do not follow Freddie Mac appraisal policies resulting in risk to the company.
  - Recommendations and Actions – Communicate patterns of quality issues to appraiser for training and educational purposes, and to provide them with opportunity improve their work.
  - Identify theses or trends and recommend updates to QC processes, policy changes, and/or industry communications.
  - Refer to applicable state regulatory boards and/or to Freddie mac's Single Family Fraud Risk Group.
- Working better together
  - Freddie Mac sees swift action by the states.
  - Freddie Mac, no state tips…only complete referrals.
  - Freddie Mac does not send educational letters to appraisers.
  - Freddie Mac reacts to pattern or trend in work quality.
  - Freddie Mac Reserves complaints for more serious issues.
  - Freddie Mac sees some unequal enforcement across states.

Perspective on Appraiser Enforcement

Dave Cherner, Managing Counsel and Vice President of Compliance – Clear Capital; Donna Chabot, Team Leader Valuation Oversight – Rocket Mortgage; Brandy March, North Carolina; Dave Cambell, North Dakota

- Various participants, each with unique viewpoints, contribute to the appraiser enforcement environment: Lender, AMC , Regulator, GSE, Others.
- Understanding similarities and differences in these perspectives aids in evaluating enforcement.
- This is meant to foster discussion.

APPRAISAL SUBCOMMITTEE-FFIEC
QUARTERLY MEETING MINUTES
JUNE 18, 2025

LOCATION: Zoom

ATTENDEES

MEMBERS: FDIC – Luke Brown (Acting Chair)
FRB – Mary Aiken
HUD – Elizaeth Davis
OCC – Enice Thomas

ALTERNATES: FRB – Keshia King
OCC – Jim Rives

STAFF: Acting Executive Director – Matt Ponzar
Deputy General Counsel – Hattie DuBois
Grants Director – Rae Frederique
Compliance Manager – John Brenan
IT Project Manager – Brian Kelly
Program Manager – Tom Lewis
Program Manager – Maria Brown
Program Manager – Neal Fenochietti
Program Manager – Kelly Luteijn
Program Manager – Allison Nespor
Program Manager – Jonny Stewart
Management and Program Analyst – Lori Schuster
IT Project Manager – Brian Kelly

OBSERVERS: See attached list.

The Meeting was called to order at 10:02 a.m. by Acting Chair L. Brown.

REPORTS

- **Acting Chair**

  L. Brown welcomed M. Aiken as the new FRB member, replacing Sarah Chae. Since becoming Acting Chair, he has been working with the Board and ASC staff to operate the ASC consistent with its mission and functions as prescribed in Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act and federal regulations.

  - The ASC has focused on its core responsibilities, including maintaining the national registries, the Appraisal Complaint National Hotline, monitoring and reviewing the

Q.8

Appraisal Foundation, and performing on-site compliance reviews of State appraiser and Appraisal Management Company (AMC) regulatory programs.

- Several comments were received in response to the notice of proposed rulemaking on the ASC's enforcement authority regarding the effectiveness of State appraiser and AMC regulatory programs and those comments are being reviewed in anticipation of any potential future actions by the ASC.

- He thanked ASC staff for their dedication and support during this transitional period.

- **Acting Executive Director and General Counsel**

  M. Ponzar reported the following:

  - The ASC is currently operating with nearly 30% fewer staff than in early 2024. Despite this challenge, the ASC has grown more efficient by improving the completion of State compliance reviews by 68% compared to last year. Reviews are being completed by ASC staff in an average of 47 days.

  - The ASC is focused on the President's directives to evaluate and cut costs, reduce unnecessary travel, and to consolidate approval and oversight of agency expenses. This has resulted in savings of approximately one million dollars to date, representing a considerable portion of the ASC operational budget. With more efforts to improve the agency's overall efficiency and effectiveness, the ASC staff anticipate additional savings by the end of the fiscal year.

  - The ASC staff is holding quarterly virtual question and answer sessions with States and sharing best practices. ASC staff are also attending Appraisal Foundation meetings. ASC staff will continue to explore additional ways to collaborate in the coming months.

- **Delegated Compliance Reviews**

  M. Ponzar reported that the ASC staff completed 12 appraiser program compliance reviews and 16 AMC program compliance reviews since the November 20, 2024, ASC quarterly meeting. Two appraiser program compliance reviews, Idaho and the Commonwealth of the Northern Mariana Islands, were issued by ASC Chair Zixta Martinez with a finding of Needs Improvement. One AMC program compliance review, Idaho, was issued by ASC Chair Zixta Martinez with a finding of Needs Improvement. Three appraiser program compliance reviews were issued by the Acting Executive Director with a finding of Excellent. Those States are Arizona, Washington, DC, and Nebraska. One AMC program compliance review, Nebraska, was issued by the Acting Executive Director with a finding of Excellent. Seven appraiser program compliance reviews were given a finding of Good. Those States are Alabama, Arkansas, Minnesota, Missouri, New Jersey, Ohio, and Wyoming. Fourteen AMC program compliance reviews were given a finding of Good. Those States are Arizona, Arkansas, Washington, DC, Florida, Georgia, Kansas, Minnesota, Missouri, New Jersey, New York, Ohio, Rhode Island, Vermont, and Wyoming. L. Brown thanked ASC staff for their hard work on these compliance reviews, and also their efforts to make the process more effective and efficient.

- **Notation Votes**

  L. Schuster read the following notation votes into the meeting minutes.

  - The notation vote to approve meeting minutes for closed meetings held on July 12, 2023, August 2, 2023, August 31, 2023, September 6, 2023, September 7, 2023, and September 22, 2023, were approved by a 6-0 vote on November 13, 2023.
  - The notation vote to approve meeting minutes for closed meetings held on December 6, 2023, and December 14, 2023, were approved unanimously on January 19, 2024.
  - The notation vote to approve meeting minutes for closed meetings held on January 17, 2024, February 28, 2024, April 3, 2024, and May 1, 2024, were approved by a 6-0 vote on July 26, 2024.
  - The notation vote to approve meeting minutes for closed meetings held on May 20, 2024, May 22, 2024, July 10, 2024, August 14, 2024, September 4, 2024, and October 2, 2024, were approved by a 5-0 vote on December 3, 2024.
  - The notation vote to approve the hiring of a Deputy General Counsel was approved by a 6-0 vote on December 10, 2024.
  - The notation vote to approve the hiring of a Human Resources Manager was approved by a 7-0 vote on December 18, 2024.
  - The notation vote to approve a closed meeting on March 12, 2025, did not pass by the due date of 5:00 p.m. EST on March 4, 2025.
  - The notation vote to approve meeting minutes for a closed meeting held on February 5, 2025, passed by a 4-0 vote on May 12, 2025.
  - The notation vote to approve the 2024 ASC Annual Report did not pass by the due date of 12:00 p.m. EST on May 20, 2025.
  - The second notation vote to approve the 2024 ASC Annual Report did not pass by the due date of 1:00 p.m. EST on May 21, 2025.
  - The third notation vote to approve the 2024 ASC Annual Report passed by a 6-0 vote on May 29, 2025.

ACTION ITEMS

- **November 20, 2024 Quarterly Meeting Minutes**

L. Brown asked for a motion to approve the November 20, 2024 quarterly meeting minutes as presented. E. Davis moved for approval of the November 20, 2024 quarterly meeting minutes, as presented, and E. Thomas seconded. The motion carried 4-0.

- **Fiscal Year 2026 Notice of Funding Availability for State Grants (SARAS NOFA)**

  R. Frederique said that ASC staff are seeking the Board's approval of the SARAS NOFA. These grants provide federal financial assistance to State appraiser certifying and licensing agencies, subject to oversight by the ASC. E. Thomas asked if the ASC provides grants to States that are past due on their Appraiser and AMC National Registry fees. R. Frederique responded that one of the eligibility requirements to receive a grant is that States must be current on National Registry fees. E. Thomas moved for approval of the SARAS NOFA as discussed, and M. Aiken seconded. The motion carried 4-0.

- **Fiscal Year 2025 Notice of Funding Availability for the Appraisal Foundation (TAF NOFA)**

  R. Frederique said that ASC staff is seeking board approval for the TAF NOFA, which provides federal financial assistance to TAF to help defray the costs relating to activities of the Appraisal Standards Board and Appraiser Qualifications Board. She added that once both NOFAs are approved, the ASC Grants Office will schedule kickoff webinars that aim to explain the requirements for applying for these grant programs and to answer any questions from interested applicants. E. Thomas moved for approval of the TAF NOFA as discussed, and M. Aiken seconded. The motion carried 4-0.

- **Compliance Reviews**

  - **New Hampshire Appraiser Program Compliance Review**

    T. Lewis stated that ASC staff recommends a rating of Not Satisfactory for the New Hampshire Appraiser Program Compliance Review. The State has undergone significant department changes due to a reorganization and realignment of its professional licensing and regulation program. The new staff were unfamiliar with their Title XI obligations, and the State was not compliant in six of the seven areas of compliance. ASC staff recommend that New Hampshire be moved to a one-year review cycle. M. Aiken moved to approve the New Hampshire Appraiser Compliance Review as presented and E. Davis seconded. The motion carried 4-0.

  - **New Hampshire Appraisal Management Company Program Compliance Review**

    T. Lewis stated that ASC staff recommends a rating of Not Satisfactory for the New Hampshire AMC Program Compliance Review. The State was not compliant in all three areas of compliance. ASC staff recommend that New Hampshire be moved to a one-year review cycle. M. Aiken moved to approve the New Hampshire AMC Compliance Review as presented and E. Davis seconded. The motion carried 4-0.

  - **Puerto Rico Appraiser Program Compliance Review**

T. Lewis stated that ASC staff recommends a rating of Not Satisfactory for the Puerto Rico Appraiser Program Compliance Review. Puerto Rico has consistently faced challenges, due to a shortage of staff, inadequate administrative support, and limited legal representation. They were not compliant in six out of seven areas of compliance and did not respond to the Preliminary Compliance Review Report. ASC staff recommends that Puerto Rico be moved to a one-year review cycle. E. Thomas moved to approve the Puerto Rico Appraiser Compliance Review as presented and E. Davis seconded. The motion carried 4-0.

L. Brown thanked Board members and ASC staff for their hard work on these important matters and to the attendees for showing interest in these matters. The meeting was adjourned at 10:36 a.m. The next quarterly ASC meeting is scheduled for September 16, 2025.

Attachment: Observer list

Meeting:	**Appraisal Subcommittee Quarterly Meeting**	**Meeting Date:**	June 18, 2025
Contact:	Lori Schuster	**Location:**	Zoom
Time:	10:00 AM ET	**Alternate Contact:**	Brian Kelly

Affiliation	Name
Accurate Group	Michele Golden
Advance Appraiser Service	Lisa Meinczinger
American Society of Farm Managers and Rural Appraisers	Deanna Ilk
Applied Valuation	Mark Chapin
Appraisal Foundation	Kelly Davids
Appraisal Foundation	Aida Dedajic
Appraisal Foundation	Edna Nkemngu
Appraisal Institute	Brian Rodgers
BisNow	Ryan Wangman
C.J. Posey Appraisals	Christopher Posey
California Bureau of Real Estate Appraisers	Mujiburrahman Khateer
California Bureau of Real Estate Appraisers	Tinna Morlatt
Coley Appraisal Company	Marcella Coley
Collateral Risk Network	Jim Park
Consumer Financial Protection Bureau	David Bird
Consumer Financial Protection Bureau	Deana Krumhansl
Cornerstone Appraisal Services	Pete Fontana
Cotality	Shawn Telford

Affiliation	Name
Durbin Valuation Services, LLC	Ernest Durbin
Federal Deposit Insurance Corporation	Erin Barry
Federal Deposit Insurance Corporation	Navid Choudhury
Federal Deposit Insurance Corporation	Jamie Goodson
Federal Deposit Insurance Corporation	Patrick Mancoske
Federal Deposit Insurance Corporation	Evelyn Manley
Federal Deposit Insurance Corporation	Patrick Miller
Federal Deposit Insurance Corporation	Maureen Murat
Federal Deposit Insurance Corporation	Nefertete Smith
Federal Deposit Insurance Corporation	Meron Wondwosen
Federal Housing Finance Agency	Meredith Wimbrow
Federal Reserve Board	Trevor Feigleson
Federal Reserve Board	Devyn Jeffereis
Federal Reserve Board	Anthony Sarver
Federal Reserve Board	Derald Seid
Federal Reserve Board	Matthew Suntag
FoxyAI	Vin Vomero
Gregoire & Gregoire, Inc.	Frank Gregoire
Home Vision	Ashley Bierwolf
Joseph Mier Appraisers	Joseph Mier
Massachusetts Board of Real Estate Appraisers	Steve Sousa
MountainSeed	Bridgette Malkemes

Affiliation	Name
National Association of Home Builders	Curtis Milton
National Association of Realtors	Keisha Wilkinson
National Association of State Credit Union Supervisors	Nichole Seabron
Nationwide Appraisal Network	Staci Thomas
Nationwide Appraisal Network	William Waltenbaugh
North Carolina Appraisal Board	Brandy March
Oscar Mike Appraisal Group	Paul Ryll
Perri Guthrie Fine Art Appraisal & Advisory Services, LLC	Perri Guthrie
Property Rate	Danny Regalado
Real Estate Valuation Advocacy Association	Mark Schiffman
Rocket Mortgage	Kristine Hughes
Rocket Mortgage	John Palermo
Solidifi	Mark Pawelek
Texas Real Estate Commission	John Phillips
The CE Shop	Francesca Tracy
Valutrust	Patrick Brown
Washington Trust	Anne Olsen-Harlan
	Katie DesPrez

NEWSLETTER

The Appraisal FOUNDATION
Authorized by Congress as the Source of Appraisal Standards and Appraiser Qualifications

Greetings!

October 1st marks an exciting day here at The Appraisal Foundation. Today is the debut of our new 7 Hour USPAP Continuing Education Course.

While we launch a new 7 Hour Course every two years, this one follows an innovative new model that focuses not on changes to USPAP, but on how appraisers can more effectively utilize USPAP in their day to day appraisal practice.

USPAP is a shield that protects public trust and appraisers by maintaining a high level of ethics and standards across the profession. The public know that appraisers have followed all legal and ethical requirements when they receive a USPAP compliant appraisal and that they can have confidence in the outcome. Likewise, appraisers can be confident in their work product and rest easy knowing that they have followed the letter and spirit of the law.

We look forward to seeing the impact of this new style of USPAP course for appraisers and stakeholders alike. As you take the new course, we want to hear from you. Let us know what you think and how we can continue to grow and build a course that is applicable to your daily work as an appraiser.

Today also marks the launch of the new 2026 Guidance and Reference Manual. You can pick up your print or digital copy in **our new webstore**. This is an essential guide for any appraiser seeking to make USPAP a part of their daily practice.

Let's Make it a Great Month!
Kelly Davids
President

USPAP Instructor Certification and Recertification

If you are a current Certified USPAP Instructor, our Instructor Recertification Course is now live! Be sure to check your inbox

In This Newsletter

Upcoming Events

October 14-16: Board of Trustees Meeting

November 19-20: TAFAC Meeting

Contact Us

T 202-347-7722

info@appraisalfoundation.org

www.appraisalfoundation.org

Follow Us

Q.16

for more information and reach out to Olivia Chalakani at olivia@appraisalfoundation.org with any questions.

Interested in becoming a Certified USPAP Instructor?
Applications for the Instructor Certification Course will be opening soon. Keep an eye on your inbox to be the first to know when it launches.

Partner Spotlight

International Society of Appraisers (ISA)

ISA announces registration for its annual Assets 2026 conference is now open. Join us next spring in Phoenix, AZ, the Valley of the Sun, where your Desert Horizons await. New ideas, lasting connections and leading experts will convene next April 30 – May 3rd, 2026.

ISA's live online course in Fine Art Appraising begins Monday, October 6th, 2025 – join us for this immersive week focused on the primary categories of fine art most frequently encountered by appraisers and dealers.

North Carolina Professional Appraisers Coalition (NCPAC)

NCPAC Annual Conference — Asheville, NC

- When: October 1-3, 2025
- Where: Crowne Plaza Tennis & Golf Resort, 1 Resort Drive, Asheville, NC 28806
- Up to 14 hours NC CE credit

International Association of Assessing Officers (IAAO)

IAAO released an exposure draft of the IAAO Standard on Ratio Studies and is requesting feedback by December 15, 2025. IAAO is also conducting a GIS Technology Survey of assessment professionals to review ways GIS is used. In addition, nearly 1,700 people were in Orlando to take part in the 91st IAAO Annual Conference in late September 2025.

American Society of Appraisers (ASA)

Explore highlighted American Society of Appraiser Personal Property courses this August and September (https://learn.appraisers.org/PP-education), including:

PP201 Introduction to Personal Property Valuation

PP202 Development of a Personal Property Appraisal: Research and Analysis

PP203 Communication of a Personal Property Appraisal: Report Writing

PP445 Personal Property Appraisal Report Writing Update

Seats are filling quickly, and time is running out to complete your USPAP requirement. To meet demand, we’ve added an extra 7-Hour USPAP course in October and have one final 15-Hour USPAP course in December.

October is around the corner — secure a spot virtually or in-person at the 2025 ASA International Conference on October 19-21, 2025 in San Juan, Puerto Rico!

Interested in learning more about the Personal Property sessions being presented at ASAIC25? Read more here.

This November, plan for ASA’s NorCal Chapter event – Digital Media: History and Valuation for Appraisers.

Appraisers' Coalition of Washington (ACOW)

Join the Appraisers' Coalition of Washington for a special two-day course via Zoom on 10/28/25 and 10/29/25: Appraisers' Guide to the New URAR, with instructor Josh Walitt of Walitt Solutions.

This course is a new requirement for all credentialed appraisers beginning Jan 1, 2026, so get the 7 hours of CE now (approved in WA, pending ID).

Fee for Coalition members is $149 (non-members $199) and just $49 for Trainees. Register on our website asap (be sure to log in first!). Although this is a Zoom class, space is limited.

Email with any questions at: info@acow-wa.org.

National Association of Appraisers (NAA)

"The Appraisers Conference and Trade Show (ACTS) will take place in Seattle from April 11–14, bringing together valuation professionals from across the country for four days of education, networking, and industry insights. Attendees can expect expert-led sessions, hands-on workshops, and a vibrant exhibit hall showcasing the latest tools and services in the appraisal field.

NAA is busy planning this dynamic event, ensuring a robust lineup of programming and experiences tailored to professionals at every stage of their careers. We will once again organize a field trip for aspiring appraisers—a highlight of the San Antonio event that received rave reviews. This outing offers a unique opportunity for newer professionals to gain practical exposure and connect with seasoned mentors in the field."

Massachusetts Board of Real Estate Appraisers (MBREA)

The New England Appraisers Expo will be live-streamed three mornings on October 20, 21, & 23, 2025. Topics the first morning include how changing demographics affect real estate, a regulatory update panel, and a panel discussion about UAD 3.6. The second morning is about multi-family housing, and the third morning focuses on aspects of non-lender appraising. Check out the full agenda at https://www.mbrea.org/expo. The Expo is approved in CT, MA, ME, NH, RI, & VT with 7- or 10- hour options.

American Society of Farm Managers and Rural Appraisers (ASFMRA)

The American Society of Farm Managers and Rural Appraisers (ASFMRA) is the nation's leading professional society for rural property experts. Since 1929, ASFMRA has provided education, accreditation, and networking for farm managers, rural appraisers, and land consultants across the country.

ASFMRA shares The Appraisal Foundation's commitment to upholding high standards and advancing public trust in the valuation profession.

Join us at our Annual Conference, November 10–12, 2025, in Clearwater Beach, Florida. This premier gathering brings together hundreds of rural property professionals for cutting-edge education, networking, and industry insights.

Learn more and register at https://www.asfmra.org/conferences/annualconference.

Collateral Risk Network (CRN)

The CRN is thrilled to announce that it will hold its next meeting in Dallas, TX. March 11-12, 2026. It will be hosted by Cotality at their facility near DFW. Look for further details including registration information in the upcoming days and weeks. The CRN will also be announcing its new membership structure in the near future.

Appraiser Talk

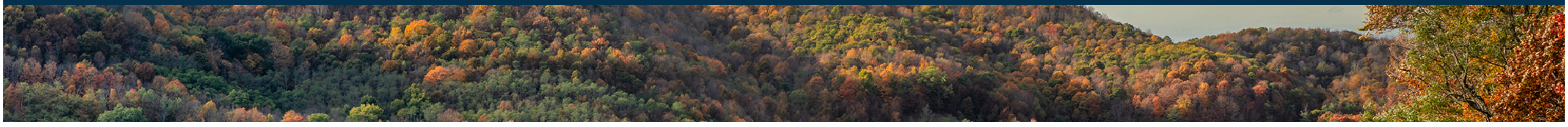
Stay up to date on Appraiser Talk!

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.



Originating & Underwriting

Appraiser Update

Periodic updates for residential appraisers serving Fannie Mae customers

Welcome to our Q3 2025 Fannie Mae Appraiser Update. The Greek philosopher Heraclitus is credited with saying that the only constant is change. In this edition, we share information and resources to help you navigate recently announced changes.

Perhaps the most significant appraisal policy change in recent memory is the launch of the new Uniform Appraisal Dataset (UAD) 3.6. In this edition we continue to unpack UAD 3.6 changes with the Update Report and the Completion Report. Another change is discontinuation of our requirement to inspect comparable sales from the exterior, which will save appraisers some driving time.

To help with UAD 3.6 implementation, we have created a tool for appraisers to check their reports for UAD 3.6 compliance.

We also review recent *Selling Guide* changes related to reconsideration of value (ROV). Speaking of the *Selling Guide*, we provide some tips on how to make the most of this important resource for appraisers and we highlight changes to our ANSI fact sheet.

We hope you find the Appraiser Update to be a useful reference. Please let us know what topics you want to see in the future.

Collateral Policy Team
Fannie Mae

In this issue

Related links

Newsletter archive

Restricted Appraisal Update and Completion Reports

The legacy Fannie Mae Form 1004 is used both to update the original appraisal and to verify completion of any improvements required by the original appraisal. In UAD 3.6, these two functions are split and the 1004D is replaced by two separate reports, the Restricted Appraisal Update Report (Update Report) and the Completion Report.

Restricted Appraisal Update Report

Appraisers will recognize much of the content and policy related to the Update Report. Similar to the 1004D, we require lenders to obtain it when the original appraisal is more than four months and less than 12 months old as of the date of the note and the mortgage. The Update Report incorporates the original appraisal by reference. The appraiser is required to indicate (yes or no) whether the value has decreased since the effective date of the original appraisal, and if the value has decreased, the lender is required to obtain a new appraisal. For the Update Report, the lender is required to use the same appraiser that performed the original appraisal, but when that is impossible, the lender can assign it to a different appraiser (the lender must explain why in the loan file).

Although UAD 3.6 facilitates reporting of various scopes of inspection (interior and exterior, exterior only, or no inspection), Fannie Mae continues to require the appraiser at a minimum to inspect the subject exterior when performing the update (see Fannie Mae *Selling Guide* Supplement: Uniform Appraisal Dataset (UAD) 3.6 Policy, SB4-1.2-04). The appraiser is also required to provide a front photo of the subject.

The Update Report has some enhancements over the 1004D including greater clarity around significant assistance, the identification of counterparties such as the AMC, and disclosure of prior services. When the appraiser performing the Update Report is the same as the appraiser who performed the original appraisal, then that original appraisal must be disclosed as a prior service.

The designation of the Update Report as a Restricted Appraisal Report (with reference to the original report) allows the appraiser brevity in stating facts and findings, but the appraiser's work file still needs to capture enough information to produce an Appraisal Report (e.g., develop and support the opinion of value).

Completion Report

The Completion Report contains three new sections (relative to the 1004D):

- **Itemized List of Repairs** displays the individual repairs required in the original appraisal. This section displays conditionally: if the original appraisal did not require any repairs, the section does not display in the report. The appraiser is required to provide the current status and photo for each repair item on the list.
- **New Observed Items for Repair** lists any additional repair items observed during the completion inspection, again conditionally. The appraiser provides a photo of each new item along with the feature, location, description, impact on soundness or structural integrity, and recommended action.
- **Completion Status for appraisals Subject to Completion Per Plans.** The appraiser reports whether the construction is complete. If complete, the appraiser is asked to state whether the construction is consistent with the original plans/specs. If not consistent, the appraiser lists the differences and states whether they are superior, similar, or inferior to the original.

The Completion Report allows for virtual inspections. The *Selling Guide* supplement says "If the appraiser does not perform an on-site inspection, they can use alternative methods to confirm the completion, such as digital photos, site videos, or other technological solutions. All completion documentation must include one or more visually verifiable exhibits."

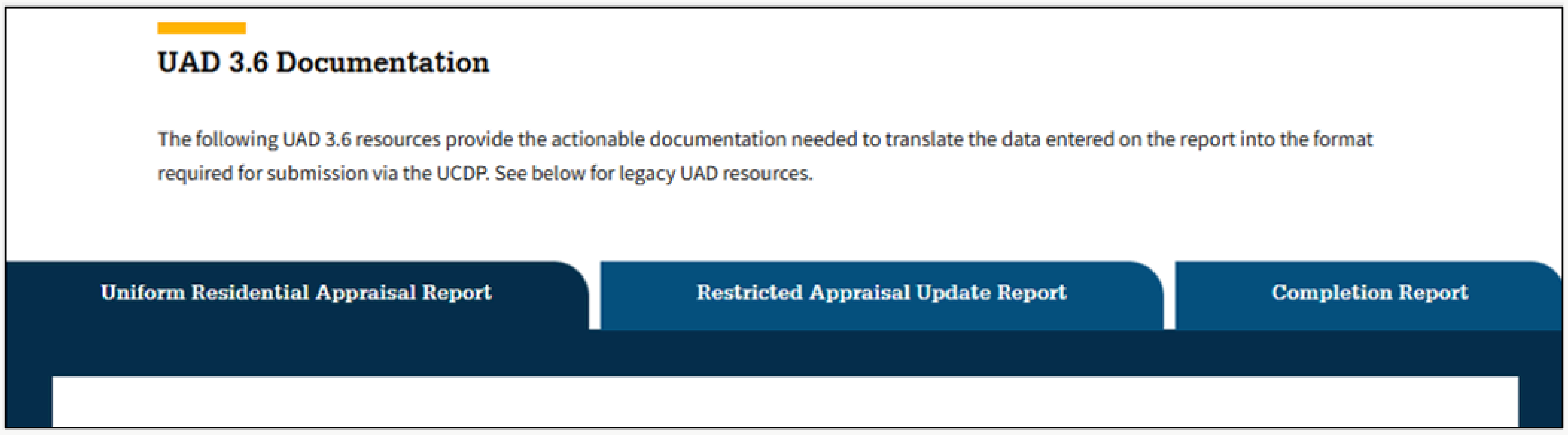
Like the Update Report, the Completion Report must be done by the original appraiser if possible.

Both reports must be submitted to UCDP by the lender or its authorized agent.

Additional resources on the UAD web page

The UAD 3.6 Documentation section has three tabs that contain appendices specific to each report (URAR, Update Report, and Completion Report). Appendices on each tab are numbered to indicate which report the appendix relates to. For example, Appendix C-1: URAR Layout is on the URAR tab, Appendix C-2 Restricted Appraisal Update Report Layout is on the Update Report tab, and Appendix C-3 Completion Report Layout is on the Completion Report tab.

NOTE: The appendices most beneficial to appraisers are C (Layout), D (Sample Report) and F (Reference Guide). Our Q2 Appraiser Update highlighted Appendix F-1: URAR Reference Guide as a resource for appraisers learning UAD 3.6.



Comp driveby not required for UAD 3.6

The Scope of Work for the legacy version of the Uniform Residential Appraisal Report (URAR) states "The appraiser must … (3) inspect each of the comparable sales from at least the street …". The legacy URAR instructions repeat the requirement for the appraiser to drive to and personally view the exterior of the comps with the additional stipulation that photographs of the front of each comparable sale are required exhibits. We have often been asked, in view of the abundance of remote viewing technology available today, why do we still require appraisers to physically visit each comparable? The short (but not very satisfying) answer has been that it is difficult to change the URAR.

The creation of UAD 3.6 has allowed us to revisit this requirement. While we will still require "Clear, descriptive color photographs … of the … front of each comparable" [see Exhibits for the Uniform Residential Appraisal Report section in the Fannie Mae *Selling Guide* Supplement: Uniform Appraisal Dataset (UAD) 3.6 Policy], for appraisal reports in UAD 3.6 we have retired the requirement to inspect the comparable sales from the street.

Here is what the new Scope of Work for UAD 3.6 says: "The appraiser must, at a minimum: … (2) research, verify, and analyze adequate and reliable data … for each comparable property reported …". This means appraisers will be at liberty to source the required comparable photos at their own discretion.

UAD 3.6 compliance checker

Do you remember when your teacher would tell you "always check your work" before turning it in? UAD 3.6 brings appraisers a way to do just that.

Appraisers can check their UAD 3.6 appraisal reports for compliance with the UAD standard by using the UAD compliance application programming interface (API). The compliance API should be built into appraiser desktop software for UAD 3.6 versions. The API evaluates the appraisal report for compliance with the UAD Delivery Specification. It checks for data completeness, validity (format and data type), and reasonableness, and returns messages that describe any issues found. It makes it easy for you to verify that your appraisal reports are compliant with UAD 3.6, giving you peace of mind, especially while learning the new standard.

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NOTE: The API is only focused on data compliance; it does not include Collateral Underwriter® scores, flags, or messages related to property observations or value support. The Compliance API Fact Sheet covers how the API works.

Compliance Rules Resources

- Appendix H-1: UAD Compliance Rules-URAR
- Appendix H-2: UAD Compliance Rules – Restricted Appraisal Update Report
- Appendix H-3: UAD Compliance Rules – Completion Report

Reach out to your software provider or us for assistance.

Reconsideration of Value changes

In our September *Selling Guide* update, we made two changes to our Reconsideration of Value (ROV) policy:

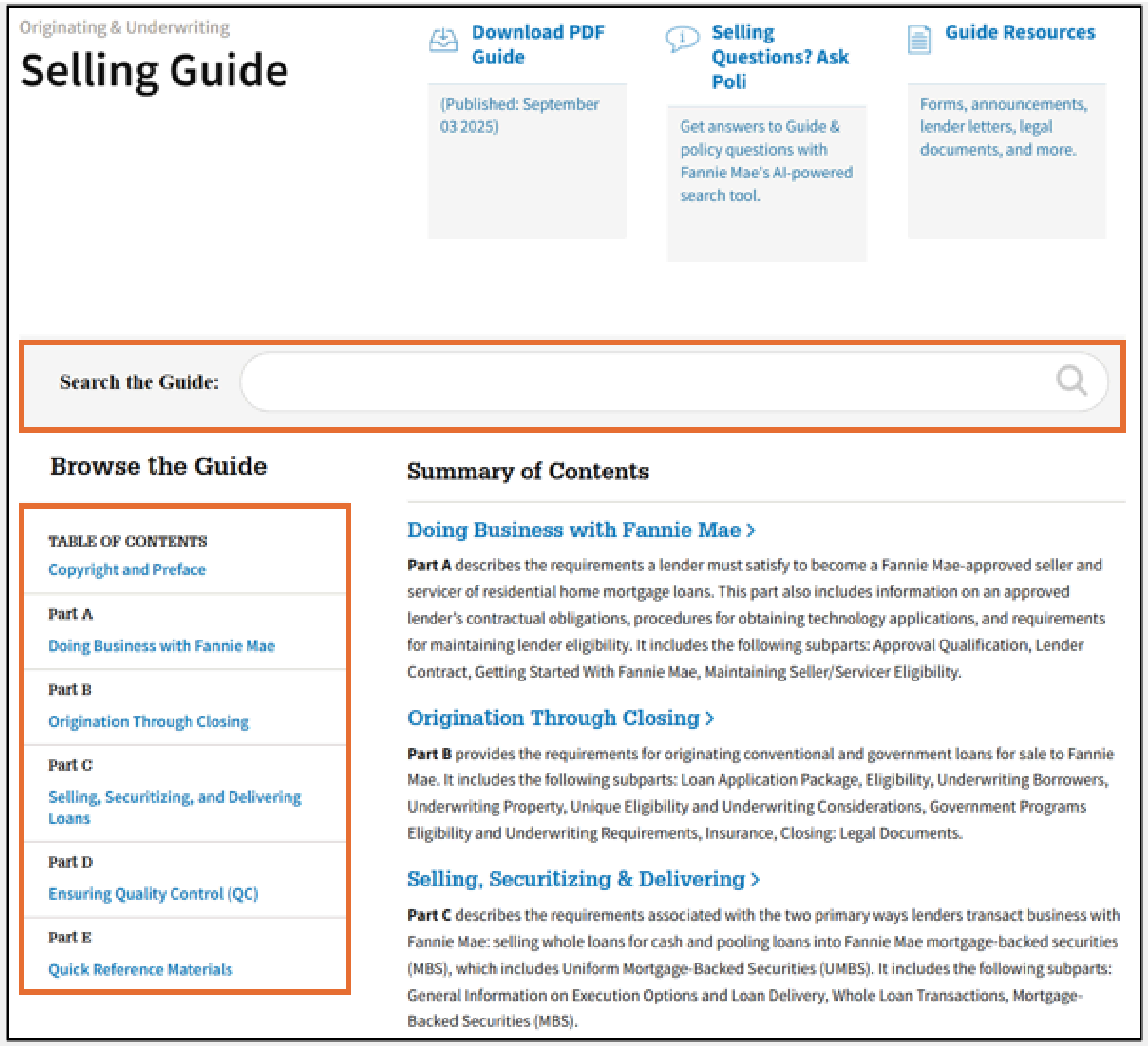
1. Removed the requirement for the lender to provide an initial ROV disclosure to the borrower at the time of the loan application. Going forward, the only required borrower disclosure is when the lender delivers the appraisal report to the borrower.

2. Simplified the loan file documentation requirements. The new documentation requirement is for the lender to "ensure documentation related to the outcome of the ROV is retained in the loan file."

Stay up-to-date on Selling Guide changes

One of the many the challenges facing appraisers is how to know when Fannie Mae changes our appraisal policies. Each time we make a policy change, we publish an updated version of the *Selling Guide* with all the changes highlighted in yellow. The *Selling Guide* is available in two formats:

1 - As a web page


Originating & Underwriting

Selling Guide

Download PDF Guide

(Published: September 03 2025)

Selling Questions? Ask Poli

Get answers to Guide & policy questions with Fannie Mae's AI-powered search tool.

Guide Resources

Forms, announcements, lender letters, legal documents, and more.

Search the Guide:

Browse the Guide

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Ensuring Quality Control (QC)

Part E

Quick Reference Materials

Summary of Contents

Doing Business with Fannie Mae >

Part A describes the requirements a lender must satisfy to become a Fannie Mae-approved seller and servicer of residential home mortgage loans. This part also includes information on an approved lender's contractual obligations, procedures for obtaining technology applications, and requirements for maintaining lender eligibility. It includes the following subparts: Approval Qualification, Lender Contract, Getting Started With Fannie Mae, Maintaining Seller/Servicer Eligibility.

Origination Through Closing >

Part B provides the requirements for originating conventional and government loans for sale to Fannie Mae. It includes the following subparts: Loan Application Package, Eligibility, Underwriting Borrowers, Underwriting Property, Unique Eligibility and Underwriting Considerations, Government Programs Eligibility and Underwriting Requirements, Insurance, Closing: Legal Documents.

Selling, Securitizing & Delivering >

Part C describes the requirements associated with the two primary ways lenders transact business with Fannie Mae: selling whole loans for cash and pooling loans into Fannie Mae mortgage-backed securities (MBS), which includes Uniform Mortgage-Backed Securities (UMBS). It includes the following subparts: General Information on Execution Options and Loan Delivery, Whole Loan Transactions, Mortgage-Backed Securities (MBS).

Use the "Search the Guide" field and the Table of Contents to navigate the online version of the Selling Guide.

2 - As a PDF

The PDF version includes hot links to Selling Guide sections. Use CTRL+F to search for a key word.

Pro tip: downloading the latest *Selling Guide* version to your device means you can always consult it, even when working offline. The *Selling Guide* is typically updated on the first Wednesday of the month.

For additional tips on finding resources and answers, check out the Find Fannie Mae Answers Fast article in the Q4 2023 Appraiser Update.

Be in the know

A few reminders to make sure you're up to date in the appraisal space.

ANSI Reminder

Following our June 2025 *Selling Guide* policy changes related to the ANSI® Z765-2021 standard, we have published an update to our Standardized Property Measuring Guidelines Fact Sheet and FAQ. Policy changes include retirement of our ANSI exception code, alignment of terminology, and requirement to report dimensions in tenths of a foot (rather than inches).

Coming soon: Update on Manufactured Housing

The manufactured home industry is experiencing change. For example, HUD published new “Manufactured Home Construction and Safety Standards” in 2024, effective Sept. 15, 2025. Fannie Mae also has made several recent changes to our manufactured home policies. Our fourth quarter 2025 Appraiser Update will unpack the changes and provide useful guidance for appraising manufactured homes.

For more info

Have questions or comments about appraisal topics?

Contact us

Access updates, training, and other resources.

Visit the Appraisers page

Check out past Appraiser Update articles by topic.

Visit the archive

Ask Poli

Have questions?

Get answers to your policy and guide questions, straight from the source.

Get Started

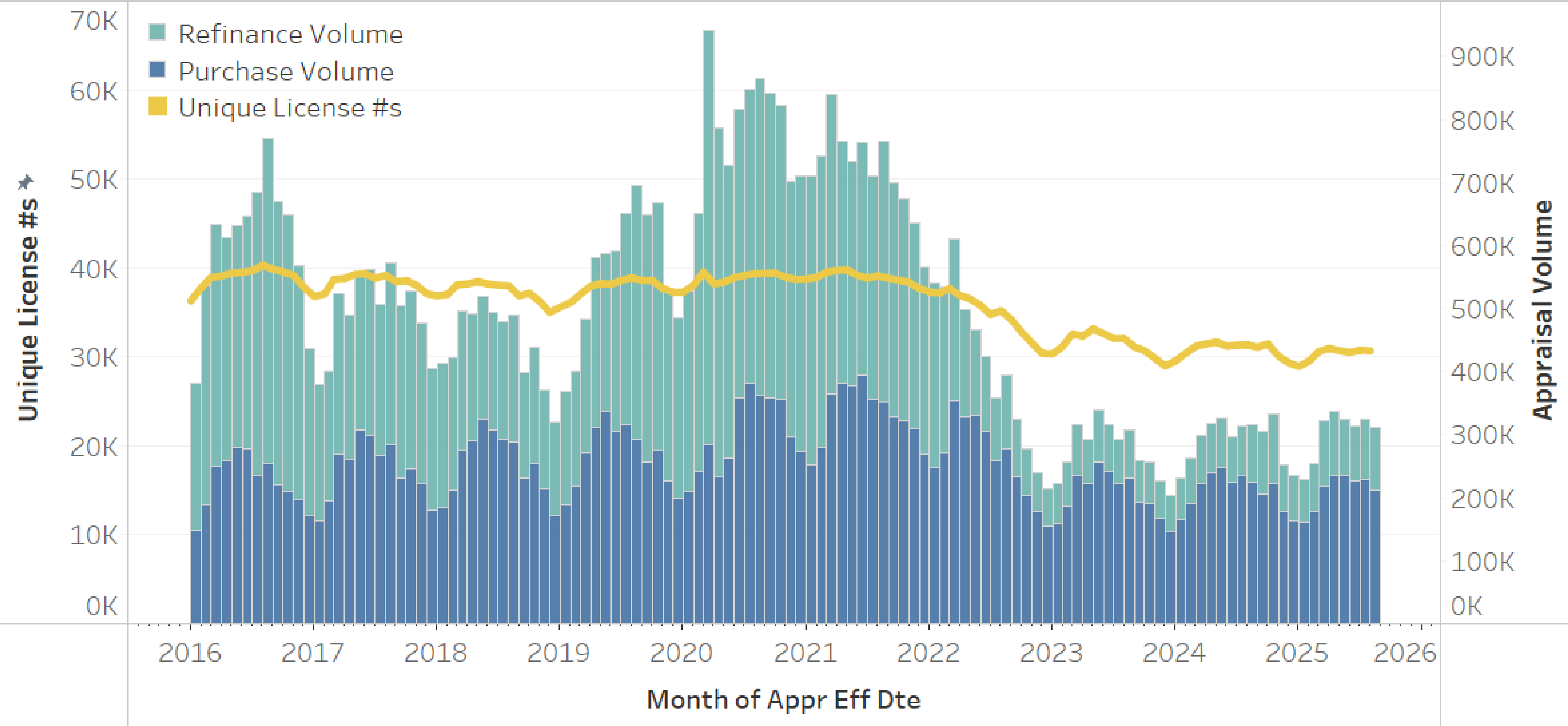
Q.25

Appraiser Capacity

Updated September 2025

Freddie Mac
SINGLE-FAMILY

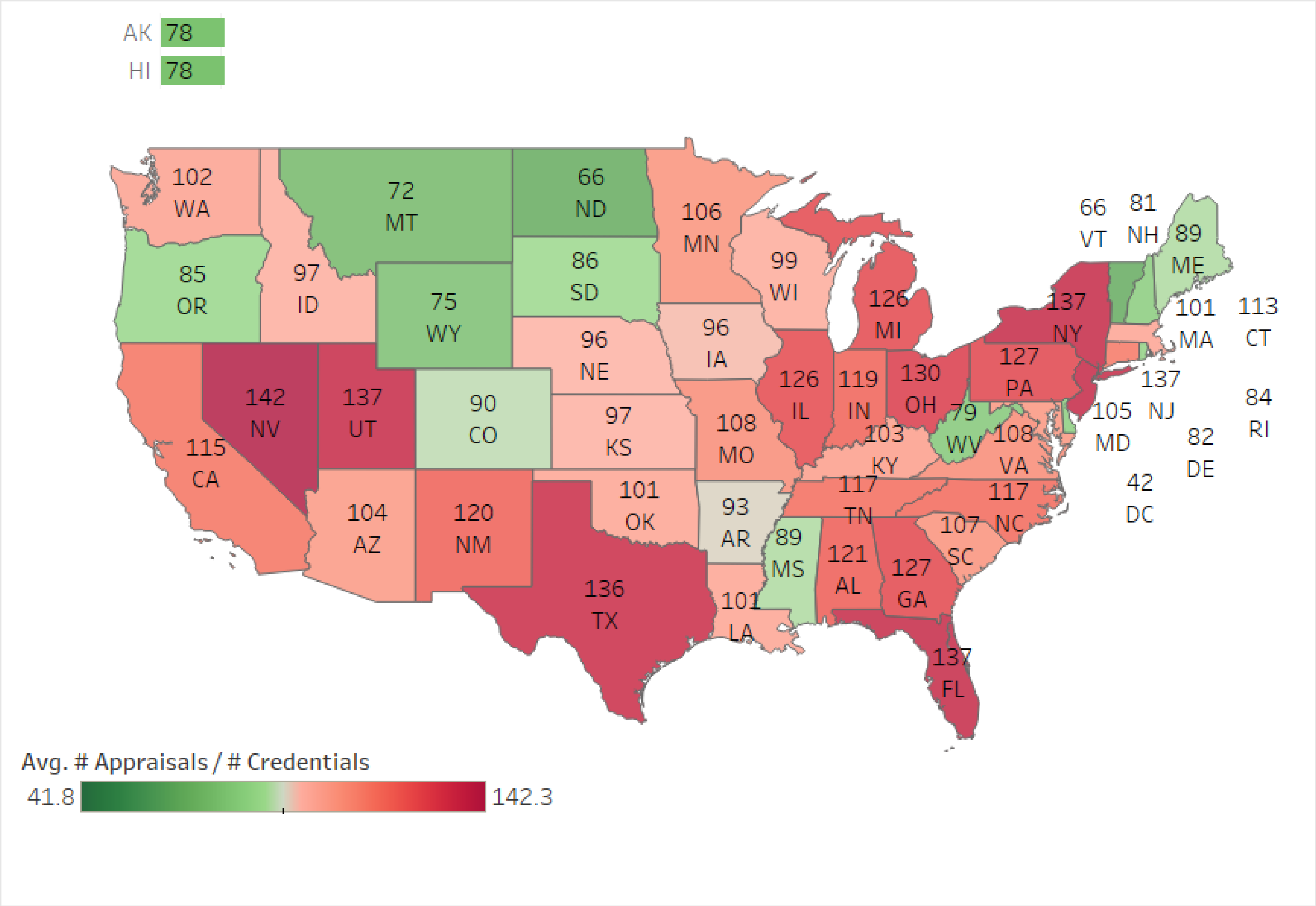
UCDP Appraisal Volume



Unique appraiser license numbers in UCDP, per month. Volume includes all form types (not limited to 1004/70). January 2016 to August 2025.

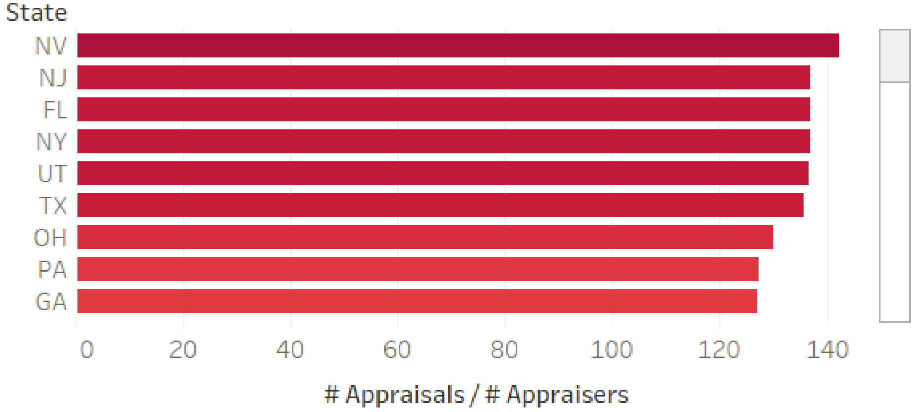
GSE Appraisals per Appraiser – State View

2025 Avg. GSE Appraisals per Appraiser (2025 YTD as of 8/31/2025)

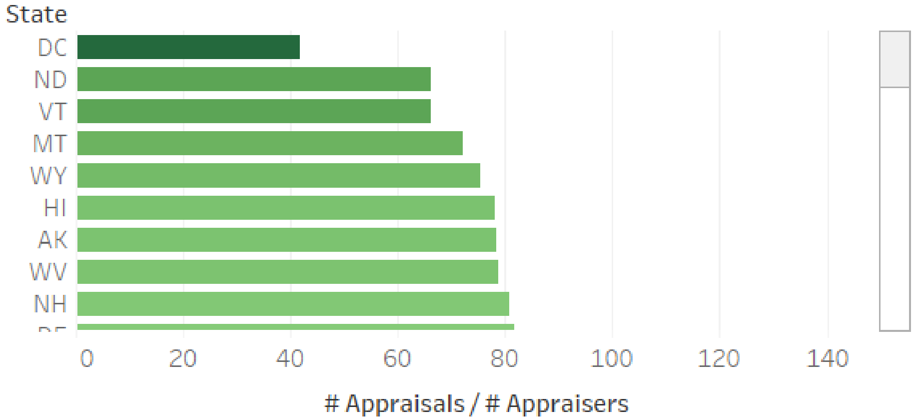


Based on unique appraiser license #s in UCDP. Appraisal and license volume for all form types (not limited to 1004/70).

Appraisals per Appraiser (Top 10 HIGHEST)



Appraisals per Appraiser (Top 10 LOWEST)



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