

**PUBLIC MEETING OF THE NEBRASKA REAL PROPERTY APPRAISER BOARD  
BY VIRTUAL CONFERENCING  
Thursday, February 19, 2026, 9:00 a.m.  
Nebraska Real Property Appraiser Board Office, First Floor, Nebraska State Office Building  
301 Centennial Mall South, Lincoln, Nebraska**

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**AGENDA**

**A. Opening 9:00 a.m.**

**B. Notice of Meeting (Adopt Agenda)**

The Nebraska Real Property Appraiser Board will meet in executive session for the purpose of reviewing applicants for credentialing; applicants for appraisal management company registration; investigations; pending litigation, or litigation that is imminent as evidenced by communication of a claim or threat of litigation; and employee performance evaluation. The Board will exit executive session at 9:30 a.m. If needed, the Board will re-enter executive session at the conclusion of the public agenda items discussion to complete review of the above-mentioned items. The Board will not take action on agenda items C, D, E, and F until executive session is completed.

**C. Credentialing as a Nebraska Real Property Appraiser**

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a. NE2025006	
2. Applicants for Renewal of Appraisal Management Company Registration	
a. NE2013005	

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a. 25-09	

<b>F. Other Executive Session Items</b>	
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a. 2026.04	
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**G. Welcome and Chair’s Remarks (Public Agenda 9:30 a.m.)**

<b>H. Board Meeting Minutes</b>	
1. Approval of January 15, 2025 Meeting Minutes.....	1-16

**I. Director’s Report**

- 1. Real Property Appraiser and AMC Counts and Trends
  - a. Real Property Appraiser Report ..... 1-4
  - b. Temporary Real Property Appraiser Report ..... 5
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- 2. Director Approval of Applicants
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- 3. 2025-26 NRPAB Goals and Objectives + SWOT Analysis ..... 11-12

**J. Financial Report and Considerations**

- 1. January Financial Report
  - a. Agency Budget Status Report ..... 1-3
  - b. Appraiser Program Budget Status Report ..... 4-6
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  - e. Financial Charts ..... 17-20
- 2. 2025-27 Mid-Biennium Budget Adjustment - Appropriations Committee Preliminary Determination ... 21
- 3. ASC SARAS Grant Report
  - a. Budget Status Report ..... 22
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- 4. Per Diems

**K. General Public Comments**

**L. Education**

**M. Unfinished Business**

- 1. 500 South 16th Street DOL Building Relocation
- 2. Explore SARAS Grant to Increase Number of Nebraska Resident Real Property Appraisers
  - a. Narrative for The Good Life in Real Property Appraising Initiative ..... 1-23
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- 1. Online Application for Nebraska Real Property Appraiser Credential through Reciprocity and NRPAB Database Review Interface Demonstration

**O. Legislative Report and Business**

- 1. 109th Legislature (2nd Regular Session) Bills of NRPAB Interest ..... 1-12
- 2. Proposed changes to Title 298 of the Administrative Code
- 3. Other Legislative Matters

**P. Administrative Business**

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

**Q. Other Business**

- 1. Board Meetings
- 2. Conferences/Education
- 3. Memos from the Board
- 4. Quarterly Newsletter
  - a. Winter 2026 Edition of The Nebraska Appraiser ..... 1-8
- 5. Appraisal Subcommittee
  - a. ASC September 16, 2025 Meeting Minutes ..... 9-19
- 6. The Appraisal Foundation
  - a. The Appraisal Foundation Opens Call for Board of Trustees Members ..... 20-21
  - b. TAF February Newsletter ..... 22-25
- 7. Association of Appraiser Regulatory Officials
- 8. Government-Sponsored Enterprises
  - a. Fannie Mae
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    - i. GSE Appraiser Capacity\_January 2026 ..... 26-28
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- 9. In the News

**R. Adjourn**

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

**January 15, 2026 Meeting Minutes**

**A. OPENING**

Vice-Chairperson Hermsen called to order the January 15, 2026 meeting of the Nebraska Real Property Appraiser Board at 9:00 a.m. by virtual conferencing in the Nebraska Real Property Appraiser Board meeting room located on the first floor of the Nebraska State Office Building, 301 Centennial Mall South, Lincoln, Nebraska.

**B. NOTICE OF MEETING**

Vice-Chairperson Hermsen 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](http://www.nebraska.gov) on January 8, 2026. 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/](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 Kevin Hermsen of Gretna, Nebraska; Rodney Johnson of Norfolk, Nebraska; Derek Minshull of North Platte, Nebraska; Adam Batie of Kearney, Nebraska; and Lori Johnson of Lincoln, Nebraska were present. Also present were Director Tyler Kohtz, Licensing Programs Manager Karen Loll, and Education Program Manager Kashinda Sims, who are headquartered in Lincoln, Nebraska. Business Programs Manager Colby Falls was absent and excused.

**ADOPTION OF THE AGENDA**

Vice-Chairperson Hermsen 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 R. Johnson moved to adopt the agenda as presented. Board Member Minshull seconded the motion. The motion carried with R. Johnson, Minshull, Batie, L. Johnson, and Hermsen voting aye.

**C. ELECTION OF OFFICERS**

Vice-Chairperson Hermsen called for nominations for Chairperson of the Board for 2026. Board Member Minshull nominated Kevin Hermsen as Chairperson of the Board for 2026. Board Member R. Johnson seconded the motion. Vice-Chairperson Hermsen recognized the nomination and asked for any discussion. With no additional nominations or discussion, Vice-Chairperson Hermsen called for a vote. Hermsen was elected with R. Johnson, Minshull, Batie, L. Johnson, and Hermsen voting aye.

Chairperson Hermsen called for nominations for Vice Chairperson of the Board for 2026. Board Member Batie nominated Rodney Johnson as Vice Chairperson of the Board for 2026. Board Member Minshull seconded the motion. Chairperson Hermsen recognized the nomination and asked for any additional nominations or discussion. With no additional nominations or discussion, Chairperson Hermsen called for a vote. The motion carried R. Johnson, Minshull, Batie, L. Johnson, and Hermsen voting aye.

Board Member R. Johnson 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 Batie seconded the motion. The time on the meeting clock was 9:05 a.m. The motion carried with R. Johnson, Minshull, Batie, L. Johnson, and Hermsen voting aye.

Board Member R. Johnson moved to exit executive session at 9:28 a.m. Board Member Minshull seconded the motion. The motion carried with R. Johnson, Minshull, Batie, L. Johnson, and Hermsen voting aye.

Break from 9:28 a.m. to 9:45 a.m.

#### **H. WELCOME AND CHAIR'S REMARKS**

Chairperson Hermsen welcomed all to the January 15, 2026 meeting of the Nebraska Real Property Appraiser Board. Hermsen also welcomed Board Member Lori Johnson to her first Board meeting as a member of the Board. Chairperson Hermsen acknowledged no members of the public were in attendance.

#### **I. NRPAB EMPLOYEE RECOGNITION AWARD**

Director Kohtz notified the Board that each staff member represented the Board with integrity and performed their duties with efficiency and accuracy during FY 2025-26. In addition, applications received for renewal of real property appraiser credentials that expired on December 31, 2025 were processed in an efficient, accurate, and professional manner. In accordance with the Board's Employee Recognition Plan, Kashinda Sims, Karen Loll, Colby Falls, and Tyler Kohtz were each nominated for a \$500.00 monetary gift for excellence in service during the year. These nominations were approved by then Vice-Chairperson Hermsen and are being recognized at today's meeting. The award will appear on the January 21, 2026 payroll. The Board then expressed its gratitude to the Director and staff.

#### **J. BOARD MEETING MINUTES**

##### **1. APPROVAL OF DECEMBER 18, 2025 MEETING MINUTES**

Chairperson Hermsen asked for any additions or corrections to the December 18, 2025 regular meeting minutes. With no discussion, Chairperson Hermsen called for a motion. Board Member Minshull moved to approve the December 18, 2025 regular meeting minutes as presented. Board Member Batie seconded the motion. Chairperson Hermsen recognized the motion and asked for any discussion. With no discussion, Chairperson Hermsen called for a vote. The motion carried with R. Johnson, Minshull, Batie, L. Johnson, and Hermsen voting aye.

## **K. DIRECTOR'S REPORT**

### **1. REAL PROPERTY APPRAISER AND AMC COUNTS AND TRENDS**

#### **a. Real Property Appraiser Report**

Director Kohtz presented nine charts outlining the number of real property appraisers as of January 15, 2026 to the Board for review and informed the Board that this report provides insight into real property appraiser renewals vs. non-renewals for the fiscal year.

The Director began with the report titled “Real Property Appraisers Credentialed through Education, Experience, and Examination – Five-Year Trend” on page K.1. According to Director Kohtz, the number of real property appraisers credentialed through education, experience, and examination is overall stable compared to January 2025. However, over the five-year period, the certified general and licensed residential classifications show a slow decline, while the certified residential classification has remained stable.

The Director then moved on to the “Real Property Appraisers by Classification Credentialed through Reciprocity – Five-Year Trend” report. According to Director Kohtz, the number of real property appraisers credentialed through reciprocity increased slightly compared to January 2025. Within each classification, certified general continues to increase, while certified residential and licensed residential have remained stable over the past five years.

The Director then guided the Board to the “Total Real Property Appraisers – Five-Year Trend” report on page K.2. Director Kohtz reported that the total number of credentialed real property appraisers, which includes those credentialed through education, experience, and examination and through reciprocity, has remained stable over the past five years. Those credentialed through education, experience, and examination, while having increased between 2025 and 2026, continues to trend downward over the five-year period. Those credentialed through reciprocity continue to increase over the five-year period.

The Director moved on to the “Total Real Property Appraisers by Classification – Five-Year Trend” report. Director Kohtz reported that the certified general classification shows an increase in the number of real property appraisers between 2025 and 2026 and is trending upward over the five-year period. The Director indicated that the certified residential classification shows an increase in the number of real property appraisers between 2025 and 2026, but a slight decline over the five-year period. Director Kohtz then brought attention to the number of trainee real property appraisers and informed the Board that the downward trend established in 2025 continued into 2026. The Director noted that the emergence of PAREA programs may be affecting the number of trainee real property appraisers, but until more time passes, it is difficult to evaluate the effect. The Director then guided the Board to the Supervisory Real Property Appraiser Report found on page K.7 and reported that the change in the number of registered supervisory real property appraisers nearly mirrors the change in the number of trainee real property appraisers. After returning to page K.2, Director Kohtz indicated that the licensed residential classification numbers increased between 2025 and 2026, but the overall trend remains downward over the five-year period.

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The Director informed the Board that restrictions placed on the licensed residential classification may be removed at the federal level soon, which would likely lead to an increase in the number of real property appraisers in this classification. LPM Loll noted that license residential classification is the starting point for the PAREA program. Director Kohtz acknowledged LPM Loll's comment and expressed disappointment that changes made to the Criteria a few years ago, which created a direct path from licensed residential to certified residential did not generate an increase in residential real property appraisers. Chairperson Hermsen asked if there was a specific reason for the decline of supervisory real property appraisers. Director Kohtz speculated that it is likely a combination of retirement and low demand due to PAREA.

The Director moved on to the "Total Real Property Appraisers by Classification – Five-Year Trend" report located on page K.3 and reported that the total number of certified, licensed, and trainee real property appraisers is up from 2025, but continues to slowly trend downward over the five-year period due to the decrease in the number of trainee real property appraisers. The total number of certified and licensed real property appraisers increased over 2025 and has been stable over the past five-year period.

Director Kohtz guided the Board to the reports titled "Real Property Appraisers by Classification – Thirteen-Month Trend" and "Total Real Property Appraisers – Thirteen-Month Trend" located on page K.4 and informed the Board that the number of credential holders for each classification declined significantly between December and January. This sharp decrease is due to the inactivation of the credentials for those who were required to renew before January 1, 2026. The Director indicated that he has covered the one-year change between 2025 and 2026 in previous reports, so he will not cover these reports in detail. Director Kohtz asked for any questions or comments.

Finally, the Director presented the "2026-27 Appraiser Count Renewal Progress Report" as of January 14, 2026 to the Board for review, which showed that of the 463 real property appraiser renewals due, 391 renewal applications have been received and approved. Director Kohtz also reported that of the real property appraisers who were to renew their credential for 2026, 84% have renewed; the projected renewal rate is 90%. For the certified general classification, the projected renewal rate is 92%; 82% have renewed, which is behind the typical pace for this classification at this time of year, but the pace seems to be about a week behind normal all season. For the certified residential classification, the projected renewal rate is 94%; 91% have been renewed. For the licensed residential classification, the projected renewal rate is 75%; 90% have renewed. For the trainee classification, the projected renewal rate is 76%; 62% have renewed. Director Kohtz then provided the number of real property appraiser renewals due and the number of real property appraisers that renewed by classification: 220 out of 247 for the certified general classification; 141 out of 150 for the certified residential classification; 27 out of 29 for the licensed residential classification; and 24 out of 37 for the trainee classification. Chairperson Hermsen thanked the Director for the report. 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 December 31, 2025 to the Board for review. The Director reported that the number of temporary credentials issued finished at a five-year high at the end of the calendar year. Director Kohtz informed the Board that significant activity in December has carried over into January. The Director 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 January 15, 2026 to the Board for review. The Director reiterated that the number of supervisory real property appraisers mirrors the trend of the number of trainee real property appraisers and asked for any questions or comments. There was no further discussion.

**d. Appraisal Management Company Report**

Director Kohtz presented two charts outlining the number of AMCs as of January 15, 2026 to the Board for review. The Director indicated that the trend appears to have stabilized since 2024. Director Kohtz asked for any questions or comments. There was no further discussion.

**2. DIRECTOR APPROVAL OF APPLICANTS**

**a. Real Property Appraiser Report**

Director Kohtz presented the Real Property Appraiser Report to the Board for review, showing real property appraiser applicants approved for credentialing by the Director for the period between December 10, 2025 and January 6, 2026. 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 December 10, 2025 and January 6, 2026. The Director asked for any questions or comments. There was no further discussion.

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

Director Kohtz presented the 2025-26 NRPAB Goals and Objectives and SWOT Analysis to the Board for review. The Director brought attention to the goal to adopt Title 298 changes to implement the Real Property Appraiser Qualification Criteria effective January 1, 2026 for real property appraisers credentialed prior to January 1, 2026 who upgrade to a higher classification after January 1, 2026 and to implement the CHRC fee changes as increased by the Nebraska State Patrol under the Laws, Rules, and Guidance Documents section and reported that the Attorney General's Office approved the adopted Title 298 changes on January 2, 2026 and that it is now under GPRO review. The Director stated he will provide more details under agenda item Q regarding the events that have taken place since the December meeting. Director Kohtz asked for any questions or comments. There was no further discussion.

Director Kohtz welcomed Board Member Lori Johnson and informed the Board that Board Member Johnson attended new board member orientation on January 6, 2026. The Director commented that Board Member L. Johnson picked things up quickly and that she should fit well with the Board. Director Kohtz asked Board Member L. Johnson to let him know if she has any recommendations or critiques for the board member orientation or onboarding process. The Director finished by informing Board Member L. Johnson that he looks forward to serving her.

## **L. FINANCIAL REPORT AND CONSIDERATIONS**

### **1. DECEMBER FINANCIAL REPORT**

The receipts and expenditures for December were presented to the Board for review in the Budget Status Report. The Director brought attention to the “CIO Charges” expense in the amount of \$2,273.17 and reminded the Board that this expenditure is higher than normal, as both the October and November CIO IMS Billing payments are included due to billing issues that needed to be resolved before payment could be made. The Director then moved to the “Non-capitalized Equipment Purchase” amount of \$159.98 and reported that this expenditure is for two new end tables - one for the main area and one for the Director’s office at the new location. Next, the Director guided the Board to the “Lodging” expenditure in the amount of \$1,320.00 and explained that this includes Cornhusker Marriott billing from May to June as well as August to October for board member one-night stays. Due to a technical error at Marriott, the invoices were sent to another agency. BPM Falls worked with Marriott accounting to resolve this issue. The Director reported that the overall expenditures for the month of December were \$35,992.12, and the year-to-date overall expenditures for the fiscal year are \$230,812.80, which amounts to 45.63 percent of the budgeted expenditures for the fiscal year; 50.41 percent of the fiscal year has elapsed.

Director Kohtz then brought the Board’s attention to revenues and reported that the revenues for real property appraiser and AMC renewals were very strong. The Director noted that the renewal revenue is higher than normal for December; however, this was expected from a lower than projected renewal revenues in November. On page L.3, the Director brought attention to the “Operating Transfers Out” in the amount of \$250,000.00 and informed the Board that this is the Appraiser fund and AMC fund cash balance transfer to the State General Fund. Director Kohtz noted that due to this transfer the actual revenue amount is not shown in the report. The Director Kohtz reported that the actual overall revenues for the month of December totaled \$84,461.55, and the year-to-date overall revenues for the fiscal year are \$284,786.92. The Director reiterated that 50.41 percent of the fiscal year had passed. The Director asked if there were any questions or comments regarding the Budget Status Report. There was no further discussion.

Director Kohtz continued to the Budget Status Report for the Real Property Appraiser Fund and AMC Fund and reported that the Real Property Appraiser Fund expenditures for the month of December totaled \$23,814.62, and the year-to-date expenditures for the fiscal year are \$154,789.06, which amounts to 44.79 percent of the budgeted expenditures for the fiscal year. On page L.6, Director Kohtz noted the Operating Transfers Out in the amount of \$150,000.00. The actual Real Property Appraiser Fund revenues were \$73,290.60 for December, and the year-to-date revenues for the fiscal year are \$214,459.89.

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Director Kohtz then reported that AMC Fund expenditures for the month of December totaled \$12,177.50, and the year-to-date expenditures for the fiscal year are \$76,023.74, which is 47.44 percent of the budgeted expenditures. On page L.9, Director Kohtz noted the Operating Transfers Out in the amount of \$100,000.00. AMC Fund revenues totaled \$11,170.95 for December, and the year-to-date revenues for the fiscal year are \$70,627.03. 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 December and reported that batch #8090905, with the Payee/Explanation "LB264 REAL PROP APPR-GF" found on page L.13, was for the aforementioned, Operating Transfers Out for the Appraiser Fund, and on page L.15, batch #8090924, with the Payee/Explanation "LB264 APPRSL MGT CO FD-GF," was for Operating Transfers Out for the AMC Fund. 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 \$35,992.12 and revenues of \$84,461.55 for the month of December for the Real Property Appraiser Program, which includes both the Appraiser Fund and the AMC Fund. Director Kohtz then brought the Board's attention to the NRPAB Twenty-Five Month Expenses/Revenues by Program graph, reiterating that Real Property Appraiser Fund expenditures totaled \$23,814.62, Real Property Appraiser Fund revenues totaled \$73,290.60, AMC Fund expenditures totaled \$12,177.50, and AMC Fund revenues totaled \$11,170.95.

The Director guided the Board to the "NRPAB Twenty-Five Month Cash Balance" chart found on page L.20 and reported that the cash balance the AMC Fund went from \$300,630.01 in November to \$197,698.46 in December, the cash balance for the Appraiser Fund decreased from \$382,892.31 in November to \$278,854.01 in December, and the overall cash balance for both funds went from \$683,522.32 in November to \$476,552.47 in December due to the \$250,000.00 transfer to the State General Fund. There was no further discussion.

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

## **2. ASC SARAS GRANT REPORT**

Director Kohtz presented the Budget Status Report for the SARAS Grant Fund to the Board for review and reported that the CIO Charge of \$6,674.25 includes the October and November CIO IMS Billing expenditures, as previously discussed. The Director noted the low expenditure amount for December is due to the staff placing primary focus on processing real property appraiser renewal applications. Once real property appraiser renewal processing is complete, database work will resume. The Director then asked for any questions or comments. There was no further discussion.

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

Chairperson Hermsen asked for a motion on the December SARAS Grant Fund financial reports. Board Member Batie moved to file the December SARAS Grant Fund financial reports for audit. Board Member R. Johnson seconded the motion. Chairperson Hermsen recognized the motion and asked for any discussion. With no discussion, Chairperson Hermsen called for a vote. The motion carried with R. Johnson, Minshull, Batie, L. Johnson, and Hermsen voting aye.

**3. PER DIEMS:** No discussion.

**M. GENERAL PUBLIC COMMENTS**

Chairperson Hermsen recognized Roger Morrissey and Jamie Illingworth as members of the public in attendance by virtual conferencing and asked for any public comments. With no public comments, Chairperson Hermsen moved on to Education.

**N. EDUCATION**

**1. VALUATION BIAS AND FAIR HOUSING LAWS AND REGULATIONS COURSE UPDATE**

EPM Sims provided a Memo to the Board titled, "Valuation Bias and Fair Housing Laws and Regulations Course Update" to the Board for review. Sims summarized the Memo and indicated that she received a phone call from a real property appraiser who completed the seven-hour Valuation Bias and Fair Housing Laws and Regulations Course through the Appraisal Institute. This education activity is not approved by the Board; however, the Appraisal Institute's website is advertising this education activity as approved by the Board. EPM Sims informed the Board that she has been working with Appraisal Institute to remove the approval language from its website until an Application for Approval as Continuing Education Activity in Nebraska for the seven-hour Valuation Bias and Fair Housing Laws and Regulations Course as well as an Application for Approval as a Qualifying Education Activity in Nebraska have been accepted and approved by the Board office. EPM Sims then provided a general overview of action taken to implement the Valuation Bias and Fair Housing Laws and Regulations Courses. On July 14, 2025, the Board's office sent a letter via email and mailing address to education providers stating that, effective January 1, 2026, all applicants for credentialing are required to complete the eight-hour Valuation Bias and Fair Housing Laws and Regulations Course. The seven-hour Valuation Bias and Fair Housing Laws and Regulations Course must be completed by any credential holder who has not successfully completed the eight-hour Valuation Bias and Fair Housing Laws and Regulations Course within two years. After either course has been completed once, the four-hour or the seven-hour Valuation Bias and Fair Housing Laws and Regulations Course must be successfully completed at least once every two years by each credential holder. EPM Sims provided a list of approved Valuation Bias and Fair Housing Laws and Regulations Courses to date, and indicated that as of January 9, 2026, the Board has two pending Applications for Approval as a Continuing Education Activity in this category.

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EPM Sims finished by informing the Board that the real property appraiser applications have all been updated to incorporate the eight-hour Valuation Bias and Fair Housing Laws and Regulations Course and real property appraisers have all been notified through The Nebraska Appraiser. Chairperson Hermsen then stated that real property appraisers should review the Board's website for approved courses in Nebraska. Hermsen also asked if this course offered by Appraisal Institute is approved in other states. EPM Sims confirmed that as of this meeting, it appears that bordering states are likely to have the education activity approved, which is helpful for those who hold more than one real property appraiser credential. Any appraisers who have completed the seven-hour Valuation Bias and Fair Housing Laws and Regulations course via Appraisal Institute have a right to request an Individualized Program of Continuing Education to the Board. There was no further discussion.

**O. UNFINISHED BUSINESS**

**1. 500 SOUTH 16TH STREET DOL BUILDING RELOCATION**

Director Kohtz brought attention to the Board's relocation to 500 South 16th Street and informed the Board that the relocation has been pushed back to April 1, 2026. Board Member R. Johnson asked which floor the office will be on and whether the square footage is the same. Director Kohtz responded that the office will be on the second floor of the building and that the square footage is significantly smaller. LPM Loll reminded the Board that the conference room will not be part of the office but will need to be reserved for each meeting. There was no further discussion.

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

Director Kohtz brought attention to the agenda item to explore SARAS Grant to increase the number of Nebraska resident real property appraisers and informed the Board that the narrative is complete. BPM Falls is tasked with completing a chart to outline the projected expenditures for budgeting. The Director then asked the Board whether it would like to review the narrative as is or to submit it to the ASC for preliminary review first. The Board agreed that Director Kohtz should submit the narrative to the ASC for preliminary review prior to the Board's review. Director Kohtz informed the Board that he will carry out this request. There was no further discussion.

**P. NEW BUSINESS:** No discussion.

## **Q. LEGISLATIVE REPORT AND BUSINESS**

### **1. 109TH LEGISLATURE (2ND REGULAR SESSION)**

#### **a. Bills of NRPAB Interest**

Director Kohtz presented the first legislative report for the current session to the Board for review. The Director informed the Board that the bills found on pages Q.1 through Q.6 are bills the Board was following during the last Legislative session that have been carried over to the current session. According to Director Kohtz, there will likely be no movement on the majority of these bills, as they were either held in committee, or the language was rolled into other bills as amendments. The Director informed the Board that he would provide a summary for each bill in the legislative report introduced during the current session, and asked board members to let him know if any discussion is needed on any of the bills. The following bills were discussed:

**LB772** – The Director reported that LB772 would eliminate provisions relating to transfers from certain funds to the State General Fund as provided. Director Kohtz informed the Board that, in section 53, the AMC Fund is included; however, the Appraiser fund is not included in this bill. Director Kohtz asked the Board if it would like for him to bring to the sponsoring Senator’s attention, the fact that the Appraiser Fund was omitted. The Director also indicated that he does not expect this bill to move out of committee, so it may not be the best use of time if the bill has no chance of advancing. The Board agreed with the Director’s assessment and requested that he not address the Appraiser Fund issue until the bill is placed on General File.

**LB776** – The Director reported that LB776 would provide a duty for each state agency to examine fees charged.

**LB799** – The Director reported that LB799 would provide a duty for each state agency to provide a report on service contracts awarded by a city, county, or state agency for the provision of legal services, accounting services, financial consulting services, management consulting services, health care services, engineering services, architectural services, information technology services, marketing and advertising services, human resources consulting services, environmental consulting services, educational and training services, snow removal and hauling services, janitorial services, custodial and cleaning services, yard maintenance services, or tree removal services. The report shall contain the following information: (1) The name and address of each individual or entity that was awarded a service contract during the most recently completed fiscal year and the type of service involved in each such contract; (2) The total dollar value of service contracts awarded during the most recently completed fiscal year; (3) The total dollar value of service contracts awarded during the most recently completed fiscal year to an individual or entity located within an economic redevelopment area or a qualified census tract; and (4) A description of any efforts made by the city, county, or state agency to increase the number of service contracts awarded to individuals and entities located within economic redevelopment areas and qualified census tracts.

**LB800** – The Director reported that LB800 updates the state building and energy codes to include Chapter 11 of the 2024 edition of the International Building Code and to include Chapter 13 of the 2024 edition of the International Residential Code. Director Kohtz reported that the hearing will take place on January 20, 2026.

**LB801** – The Director reported that LB801 mirrors LB800 and that the hearing will take place on January 20, 2026.

**LB878** – The Director reported that LB878 defines maternity leave and provides eligibility for qualified state employees. Director Kohtz informed the Board that introduction of this bill is interesting as it includes the same language as LB224 that was carried over from the last session.

**LB898** – The Director reported that LB898 changes the virtual conferencing requirements in the Open Meetings Act to allow public bodies whose members are not appointed or elected on a statewide basis, or public bodies whose functions are advisory or conducting studies, to hold more than one-half of its meetings by virtual conferencing if such public body holds at least one meeting each calendar year that is not by virtual conferencing. Director Kohtz noted that a legal opinion may be needed to determine the applicability of this language to the Board as three board members represent the congressional district of Nebraska, while two are at-large representatives.

Director Kohtz then informed the Board that Senator Kauth filed floor amendments to “strike the enacting clause” on all the new bills in the legislative report. The Director indicated that he will notify the Board if any further action takes place. Director Kohtz asked for any additional questions or comments concerning the legislative report. The Director requested that if there is a bill that is not included in the report that may be of importance to the Board, he be contacted to have it added to the list. Chairperson Hermsen thanked Director Kohtz for the report. There was no further discussion.

**b. Bills of NRPAB Interest**

Director Kohtz informed the Board he received a phone call from the agency’s state budget analyst Ryan Walton informing him that the state intends to transfer another \$100,000.00 from the AMC Fund to the State General Fund during the current legislative session. The bill is expected to be introduced either today or tomorrow. The Director then asked for any questions or comments. Board Member Minshull expressed concern about the AMC Fund’s solvency. Director Kohtz informed the Board that he shared this concern with Walton. Specifically, the fund would not contain a sufficient balance to protect the Board against a catastrophic event, such as a lawsuit or if a disciplinary matter was appealed to district court. In addition, if the ASC SARAS Grants could no longer be utilized for technology projects, there would be no available funds for these projects. The Director then informed the Board that he asked Mr. Walton what would happen if one of the events mentioned were to occur and the Board could not make payment due to the lack of funds. Mr. Walton responded that the agency could file a claim with State Risk Management. Director Kohtz noted that filing such a claim with Risk Management would likely give the appearance of irresponsibility, incompetence, or mismanagement on the Board’s part. Chairperson Hermsen asked if any other agency has had to take this step before. Director Kohtz responded that as far as Mr. Walton was aware, there has been no such claim filed. The Director speculated that the hearing for the bill will take place in February and indicated that he intends to oppose the fund transfer. The Director then asked the Board if it agrees, or if it would like for him to take another approach.

*(Continued on page 12)*

*(Continued from page 11)*

The Board agreed that the Director should testify in opposition to the fund transfer. Chairperson Hermsen then brought attention to the need to increase the fund balance rapidly if this transfer takes place and recommended that the Board review the agency's fee schedule during this year's strategic planning meeting. Director Kohtz agreed. There was no further discussion.

**2. PROPOSED CHANGES TO TITLE 298 OF THE ADMINISTRATIVE CODE**

Director Kohtz reminded the Board that at the December meeting he informed the Board that the adopted changes to Title 298 of the Nebraska Administrative Code were submitted to the Attorney General's Office for review. At that time, the AGO deemed the submission deficient because no Governor's Checklist was included and the Certificate of Adoption failed to meet the information requirements outlined in statute. The Director reminded the Board that a Governor's Checklist document was not required with the previous submission to the AGO. This issue affected submissions from multiple agencies. In December, the Director also informed the Board that he was working with the AGO to resolve this issue. Director Kohtz reported that the AGO has approved the adopted changes to Title 298. To resolve the issue, a manually created Certificate of Adoption was submitted and a document meeting the requirements of the Governor's Checklist was attached to the file for the GPRO's review. Title 298 is now under review by the Governor's Policy and Research Office. Chairperson Hermsen thanked Director Kohtz for the report. There was no further discussion.

**3. OTHER LEGISLATIVE MATTERS:** No discussion.

**R. ADMINISTRATIVE BUSINESS**

**1. GUIDANCE DOCUMENTS:** No discussion.

**2. INTERNAL PROCEDURAL DOCUMENTS:** No discussion.

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

**4. REAL PROPERTY APPRAISER APPLICANT EXPERIENCE REVIEW SUBCOMMITTEE ASSIGNMENTS**

Director Kohtz informed the Board that, with a new board member, it must establish new Real Property Appraiser Applicant Experience Review Subcommittee Assignments in accordance with Internal Procedure 202301. Director Kohtz indicated that he has made recommendations for each subcommittee; however, the Board is free to establish the makeup of the subcommittees as it sees fit. Chairperson Hermsen asked for any discussion. With no discussion, Chairperson Hermsen called for a motion to rename the existing Real Property Appraiser Applicant Experience Review Subcommittees. Board Member Minshull moved to rename existing Real Property Appraiser Applicant Experience Review Subcommittee 2025A, Batie, to 2026A; 2025B, Hermsen and Batie, to 2026B; 2025C, R. Johnson. and Batie, to 2026C; 2025D, Hermsen, to 2026D; 2025E, Hermsen and R. Johnson., to 2026E; and 2025F, R. Johnson., to 2026F. Board Member Batie seconded the motion. Chairperson Hermsen recognized the motion and asked for any discussion. With none, Chairperson Hermsen called for a vote. The motion carried with R. Johnson, Minshull, Batie, L. Johnson, and Hermsen voting aye.

Chairperson Hermsen called for a motion to nominate Board Member L. Johnson to the Real Property Appraiser Applicant Experience Review Subcommittees 2025A, 2025D, and 2025F. Director Kohtz informed the Board that the Subcommittees should be 2026A, 2026D, and 2026F. Chairperson Hermsen retracted this motion and called for a motion to nominate Board Member L. Johnson to the Real Property Appraiser Applicant Experience Review Subcommittees 2026A, 2026D, and 2026F. Board Member R. Johnson moved to nominate Board Member L. Johnson for Real Property Appraiser Applicant Experience Review Subcommittees 2026A, 2026D, and 2026F. Board Member Minshull seconded the motion. Chairperson Hermsen recognized the motion and asked for any discussion. With none, Chairperson Hermsen called for a vote. The motion carried with R. Johnson, Minshull, Batie, L. Johnson, and Hermsen voting aye.

## **S. 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:** No discussion.

### **6. THE APPRAISAL FOUNDATION**

#### **a. First Exposure Draft – Proposed New Advisory Opinion 41, Use of Technology in an Appraisal or Appraisal Review Assignment\_January 2, 2026**

Director Kohtz presented the document titled, “Proposed New Advisory Opinion 41, Use of Technology in an Appraisal or Appraisal Review Assignment” to the Board for review. The Director reported that this exposure draft has two parts. The first part is the proposed “Advisory Option 41: Use of Technology in an Appraisal or Appraisal Review Assignment.” This advisory opinion informs appraisers of their responsibilities when using technological tools in appraisal and appraisal review assignments to ensure compliance with USPAP. In addition, AO-41 provides guidance that applies to a multitude of technology tools including automated models, algorithmic systems, and generative artificial intelligence. The second part is proposed changes to the USPAP Guidance and Reference Manual. AO-18, Use of an Automated Valuation Model and AO-37, Computer Assisted Valuation Tools would be retired. Board Member R. Johnson asked if real property appraisers have to disclose use of artificial intelligence in their reports. Director Kohtz responded that this is correct and added that this has always been the case - AO-41 simply explains this in detail.

#### **b. ASB Webinar – First Exposure Draft – Proposed New Advisory Option 41\_January 13, 2026 at 1:00 p.m. ET**

Director Kohtz informed the Board that The Appraisal Foundation’s Appraiser Standards Board will hold a webinar for the First Exposure Draft - Proposed new Advisory Option 41 on January 13, 2026 at 1:00 p.m. ET. There was no further discussion.

**c. AQB Webinar – First Exposure Draft & Concept Paper \_ January 22, 2026 at 1:00 p.m. ET**  
Director Kohtz informed the Board that The Appraisal Foundation’s Appraiser Qualifications Board will hold a webinar for the First Exposure Draft and Concept Paper on January 22, 2026 at 1:00 p.m. ET. There was no further discussion.

**d. TAF January Newsletter**

Director Kohtz presented The Appraisal Foundation’s January 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**

**a. AARO December 2025 Newsletter**

Director Kohtz presented The Association of Appraiser Regulatory Officials December Newsletter to the Board for review and reported that he had no specific comments. The Director asked for any questions or comments. There was no further discussion.

**8. GOVERNMENT-SPONSORED ENTERPRISES**

**a. Fannie Mae**

**i. Fannie Mae Appraisal Update\_ December 17, 2025**

Director Kohtz presented the Fannie Mae document titled, “Appraiser Update” 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 Quality Insider\_ December 18, 2025**

Director Kohtz presented The Fannie Mae document titled, “Quality Insider” 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**

**i. GSE Appraiser Capacity\_ December 2025**

Director Kohtz presented the Freddie Mac document titled, “GSE Appraiser Capacity” 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.

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

**D. CREDENTIALING AS A NEBRASKA REAL PROPERTY APPRAISER**

The Board reviewed applicants CG2024013R and CG2020021R. Chairperson Hermsen asked for a motion on CG2024013R and CG2020021R.

Board Member R. Johnson moved to take the following action:

**CG2024013R / Approve the 2026-27 Application for Renewal of Real Property Appraiser Credential and issue a written advisory to carefully read and truthfully answer all disciplinary questions on any future application to the Board.**

Board Member Batie seconded the motion. Chairperson Hermsen recognized the motion and called for a vote. The motion carried with R. Johnson, Minshull, Batie, L. Johnson, and Hermsen voting aye.

Board Member R. Johnson moved to take the following action:

**CG2020021R / Approve the 2026-27 Application for Renewal of Real Property Appraiser Credential and issue a written advisory to carefully read and truthfully answer all disciplinary questions on any future application to the Board.**

Board Member Batie seconded the motion. Chairperson Hermsen recognized the motion and called for a vote. The motion carried with R. Johnson, Minshull, Batie, L. Johnson, and Hermsen voting aye.

**E. REGISTRATION AS AN APPRAISAL MANAGEMENT COMPANY:** No discussion.

**F. COMPLIANCE MATTERS**

The Board reviewed compliance matter 25-09.

**G. OTHER EXECUTIVE SESSION ITEMS**

**1. General**

**a. 2026.01**

The Board reviewed a matter in which an appraisal management company answered “no” Question #2 pertaining to previous disciplinary action on its Application for Renewal of Nebraska Appraisal Management Company Registration submitted on November 21, 2024. The State of Florida Department of Business and Professional Regulation ("FDBPR") filed a Division of Real Estate Uniform Disciplinary Citation pertaining to the FDBPR Complaint #2024008098 on February 13, 2024. Board Member R. Johnson moved to issue a written advisory for the organization to carefully read and truthfully answer all disciplinary questions on any future application to the Board. Board Member Minshull seconded the motion. Chairperson Hermsen recognized the motion and called for a vote. The motion carried with R. Johnson, Minshull, Batie, L. Johnson, and Hermsen voting aye.

**b. 2026.02**

The Board reviewed a matter in which an appraisal management company answered “no” Question #2 pertaining to previous disciplinary action on its Application for Renewal of Nebraska Appraisal Management Company Registration submitted on December 31, 2024. The State of Florida Department of Business and Professional Regulation (“FDBPR”) issued a Final Order pertaining to Case #2023-000930 on October 25, 2023. Board Member R. Johnson moved to issue a written advisory for the organization to carefully read and truthfully answer all disciplinary questions on any future application to the Board. Board Member Batie seconded the motion. Chairperson Hermsen recognized the motion and called for a vote. The motion carried with R. Johnson, Minshull, Batie, L. Johnson, and Hermsen voting aye.

**c. 2026.03**

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 R. Johnson moved to issue a written advisory to AMC to inform the organization that it must maintain a surety bond through January 17, 2027. Board Member Minshull seconded the motion. Chairperson Hermsen recognized the motion and called for a vote. The motion carried with R. Johnson, Minshull, Batie, L. Johnson, and Hermsen voting aye.

2. **Personnel Matters:** No discussion.

**T. ADJOURNMENT**

Board Member Minshull moved to adjourn the meeting. Board Member Batie seconded the motion. The motion carried with R. Johnson, Minshull, Batie, L. Johnson, and Hermsen voting aye. At 11:00 a.m., Chairperson Hermsen adjourned the January 15, 2026 meeting of the Nebraska Real Property Appraiser Board.

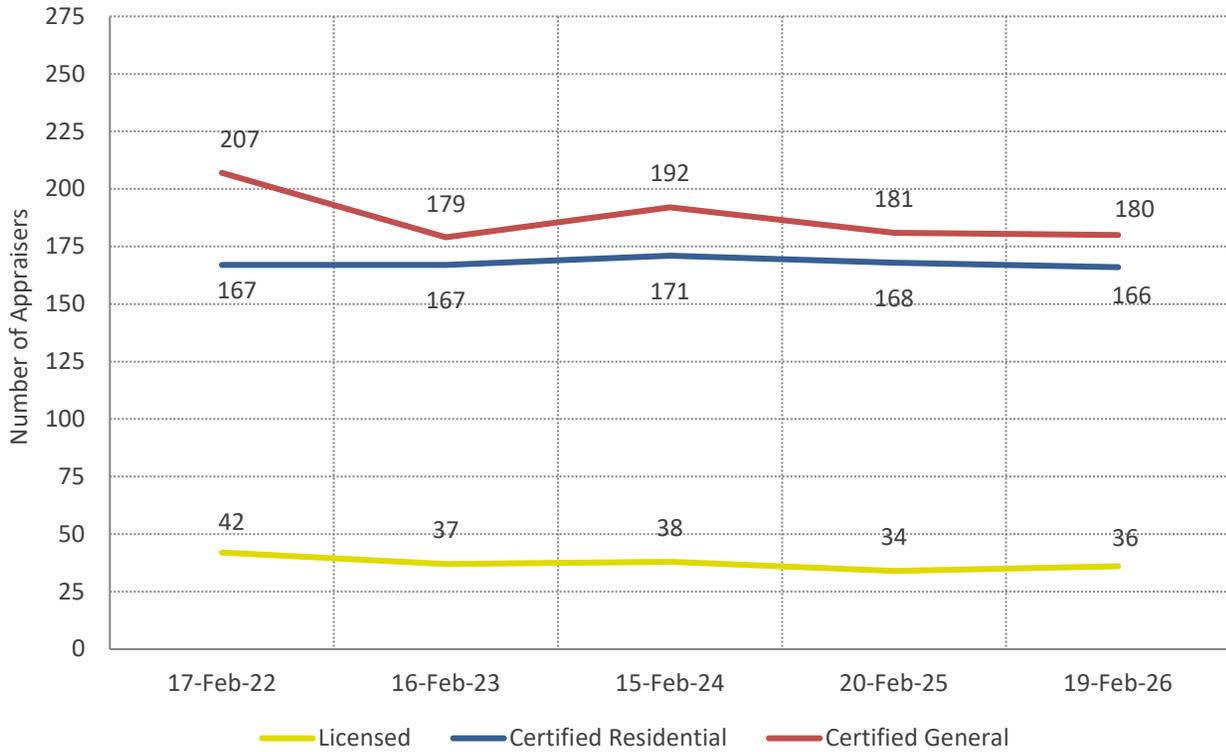
Respectfully submitted,

Tyler N. Kohtz  
Director

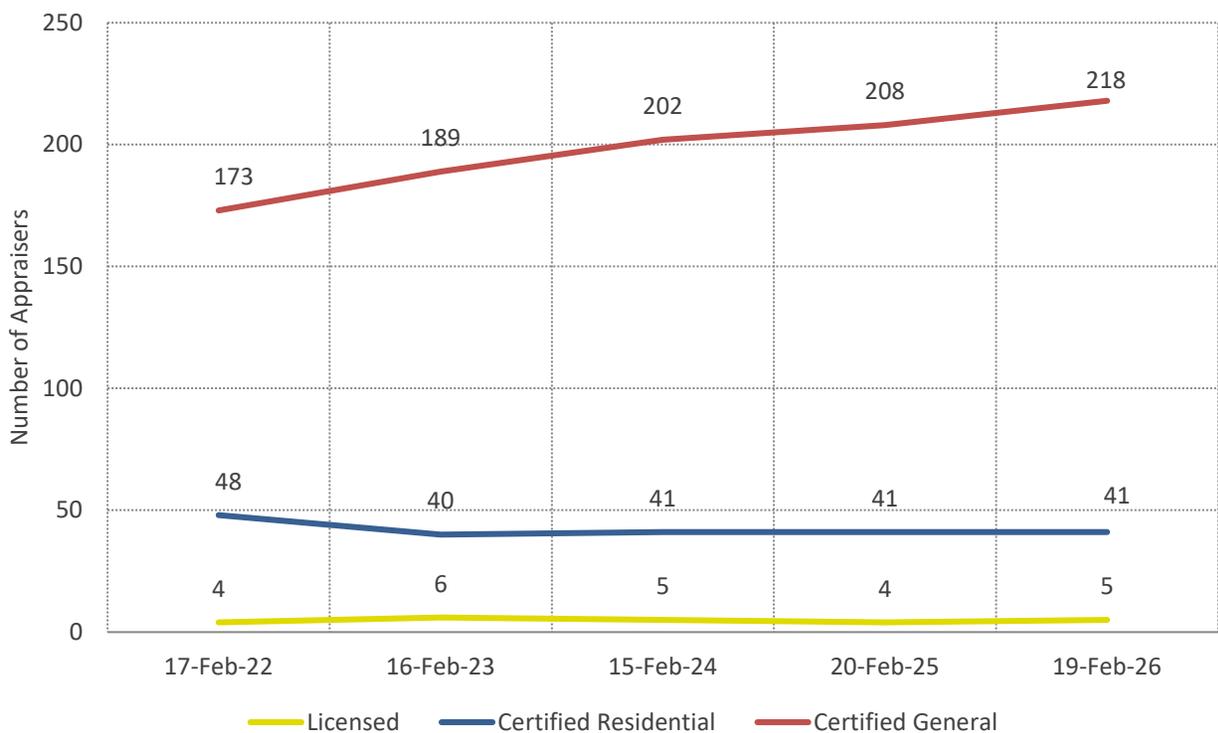
These minutes have been made available for public inspection on January 29, 2026, in compliance with Nebraska Revised Statute § 84-1413(5).

# Real Property Appraiser Report

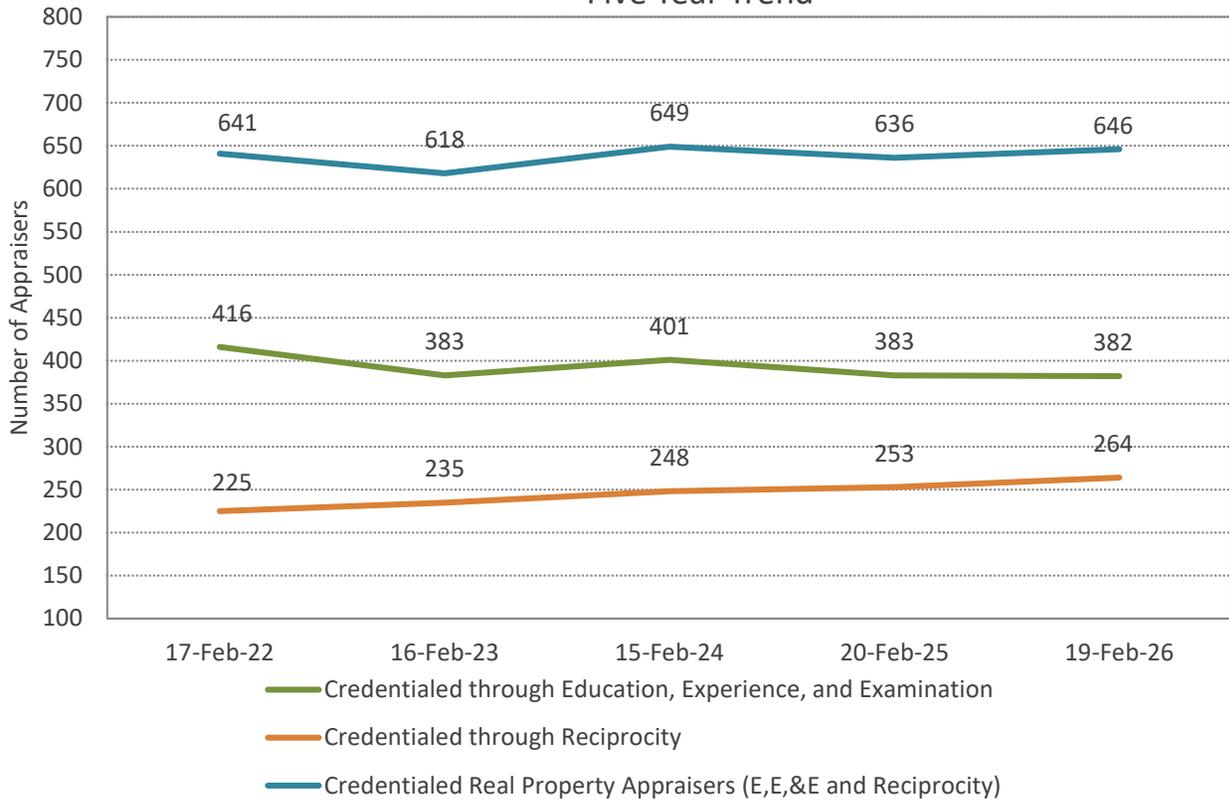
Real Property Appraisers Credentialed through Education, Experience, and Examination (not including Trainee) - Five Year Trend



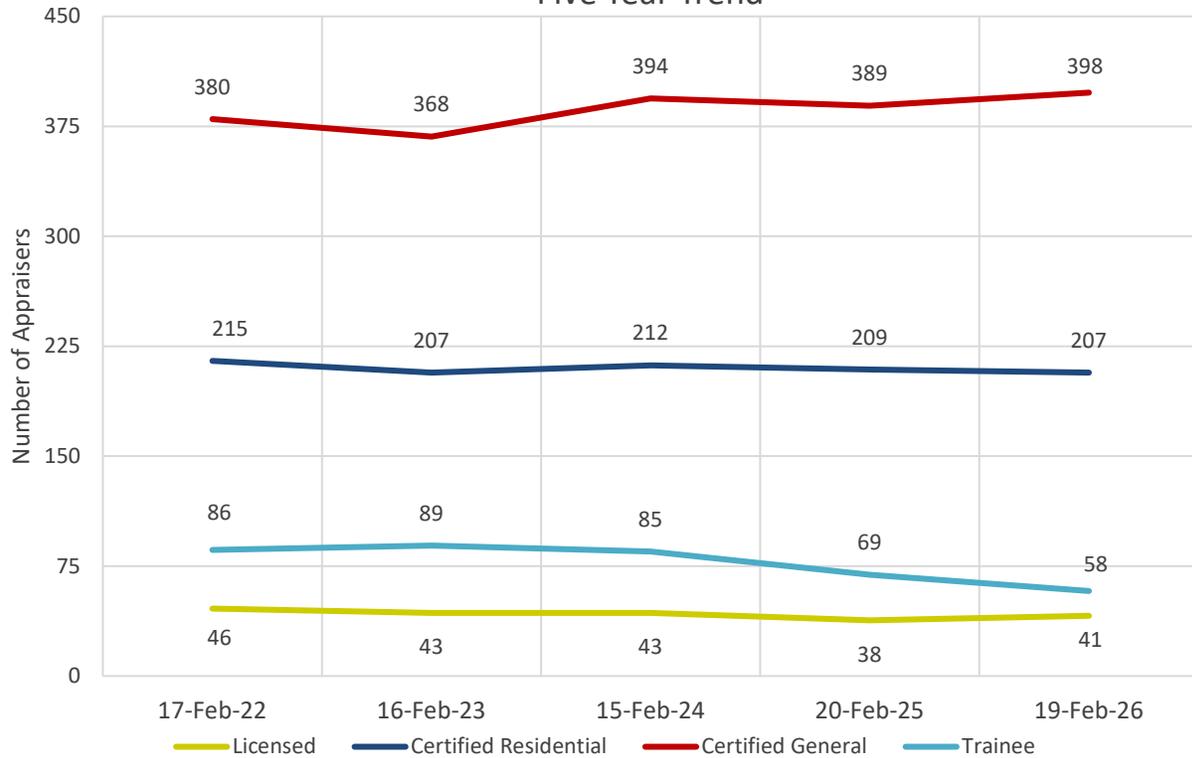
Real Property Appraisers by Classification Credentialed through Reciprocity - Five Year Trend



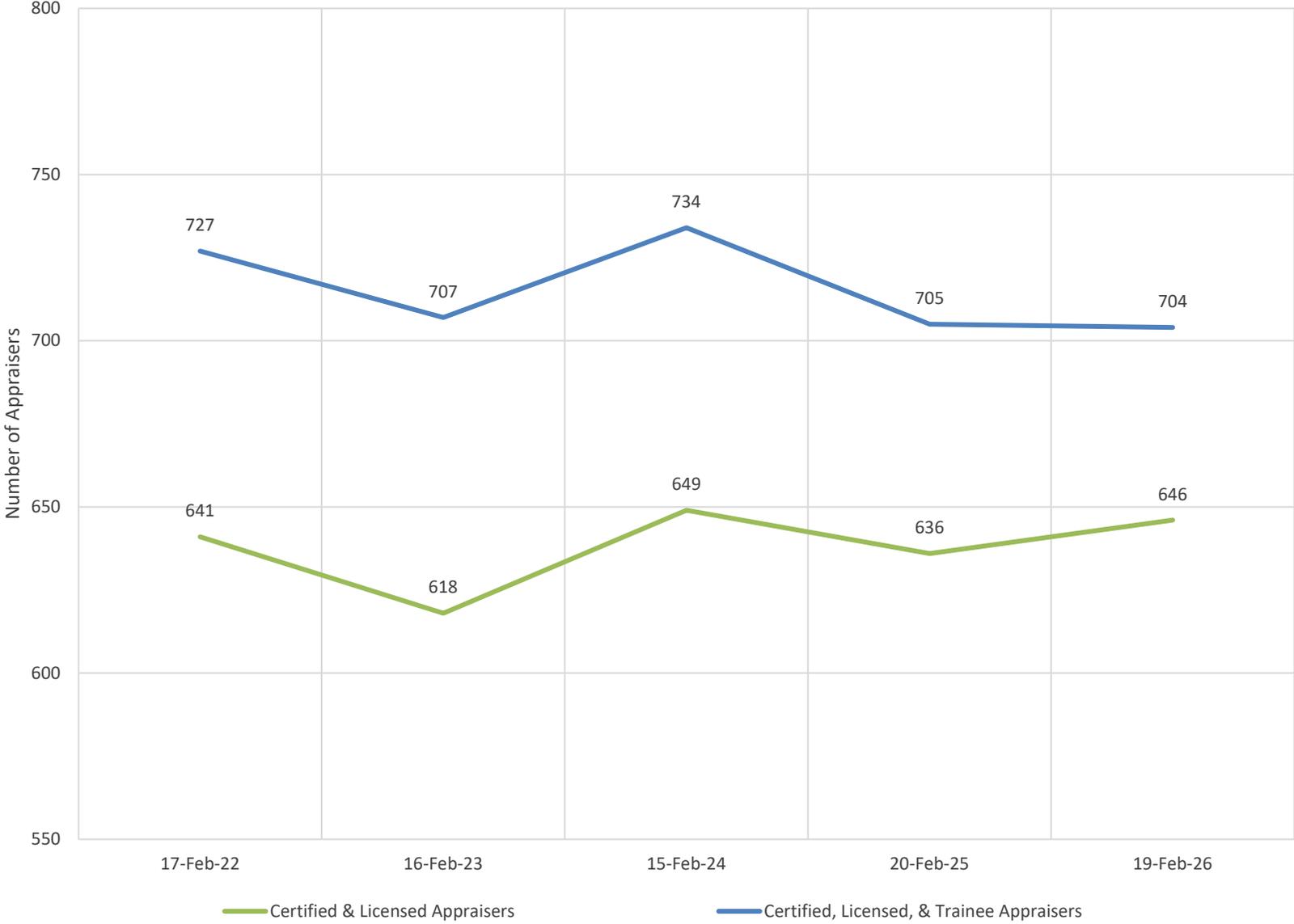
**Total Real Property Appraisers (not including Trainee)  
- Five Year Trend**



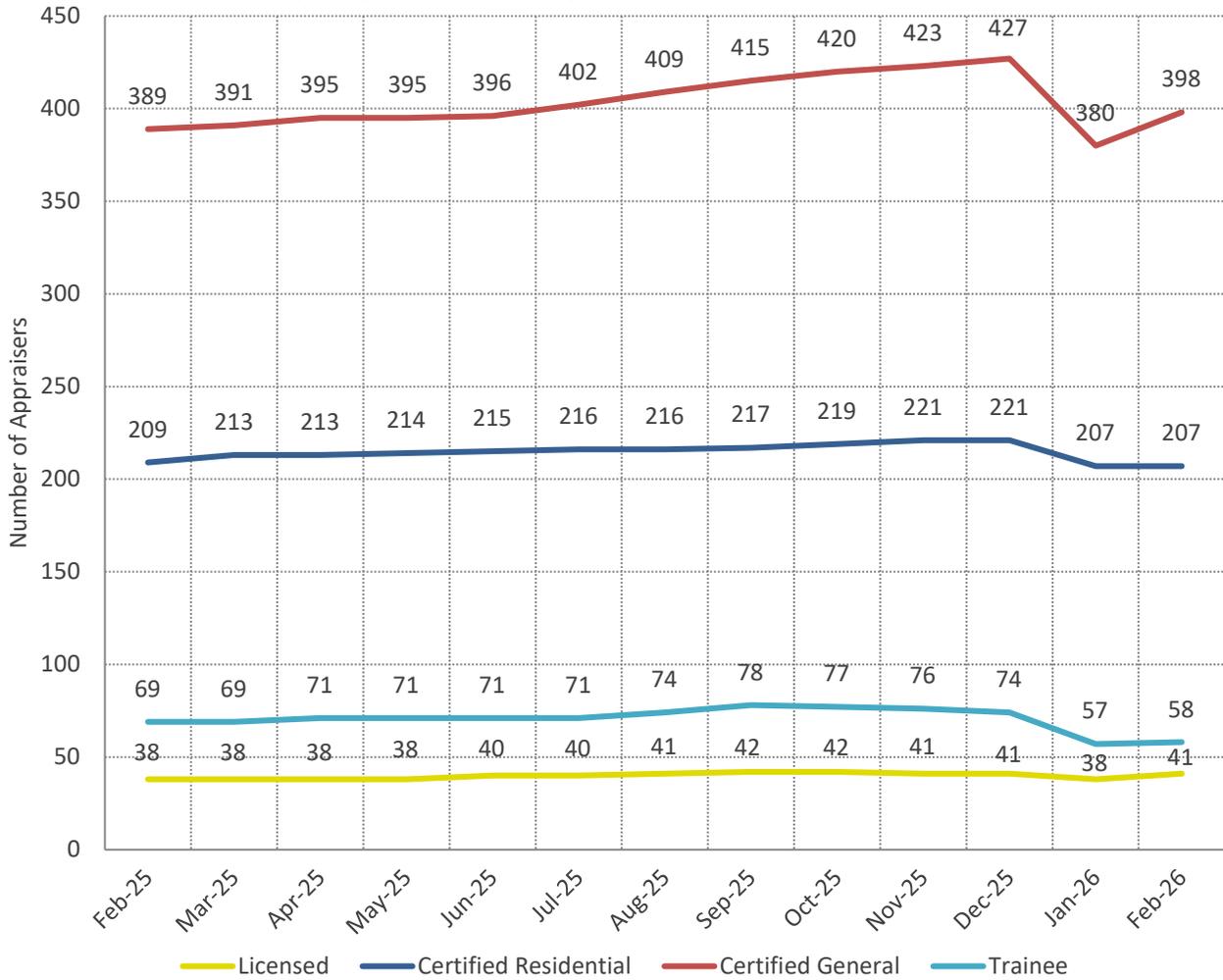
**Total Real Property Appraisers by Classification -  
Five Year Trend**



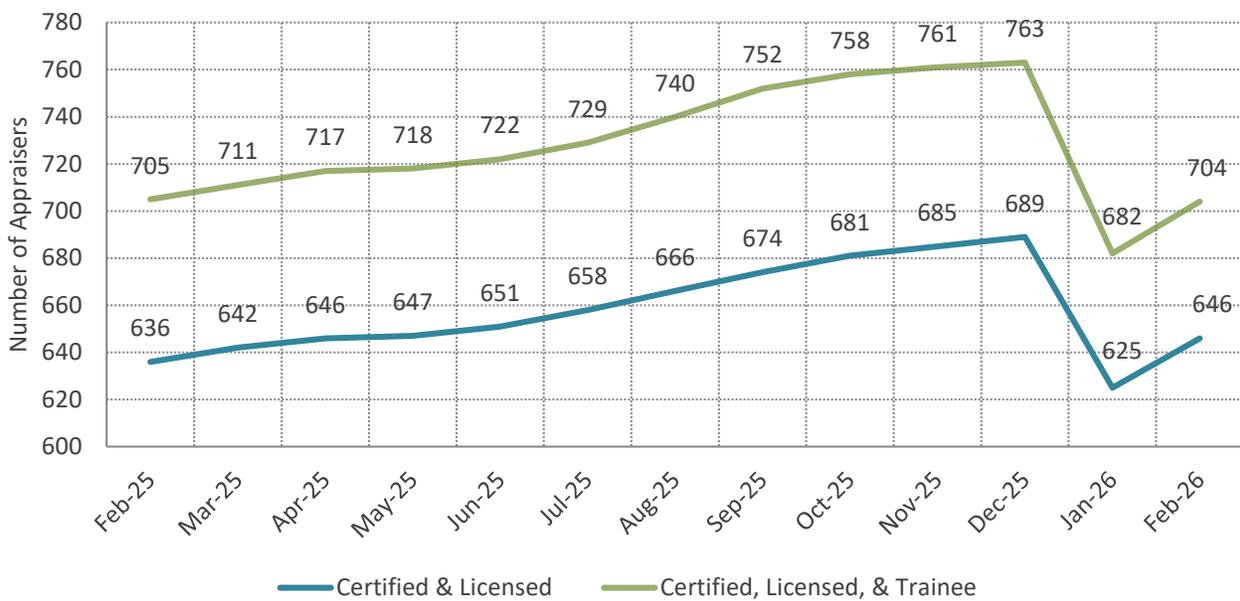
Total Real Property Appraisers - Five Year Trend



### Real Property Appraisers by Classification - Thirteen Month Trend

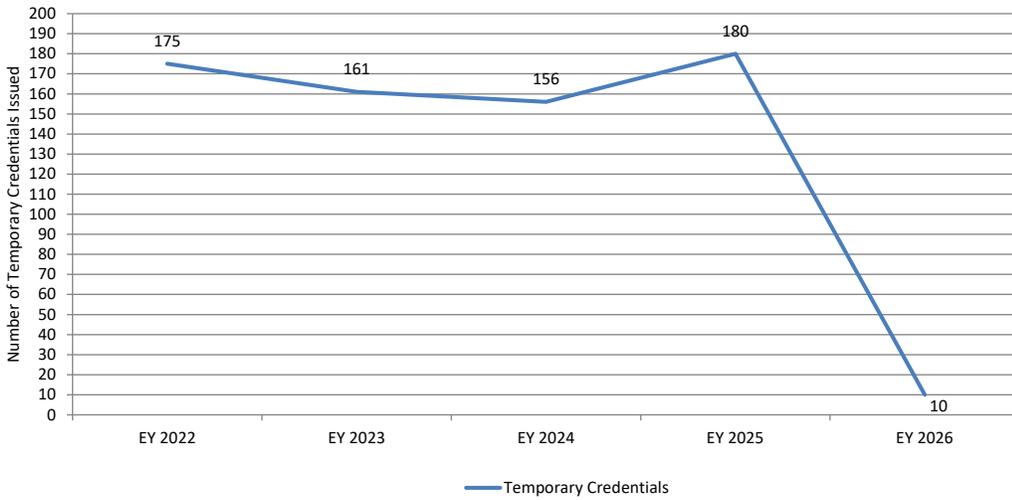


### Total Real Property Appraisers - Thirteen Month Trend

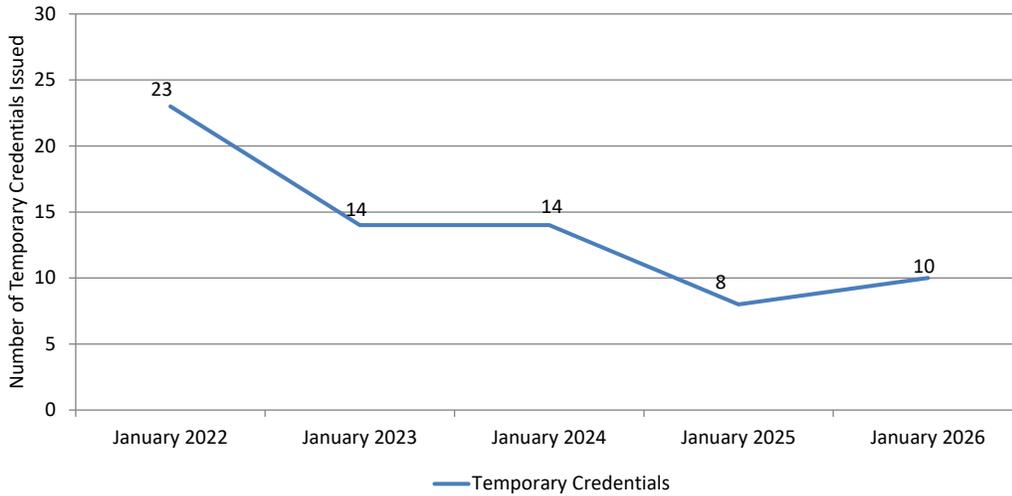


# Temporary Real Property Appraiser Report

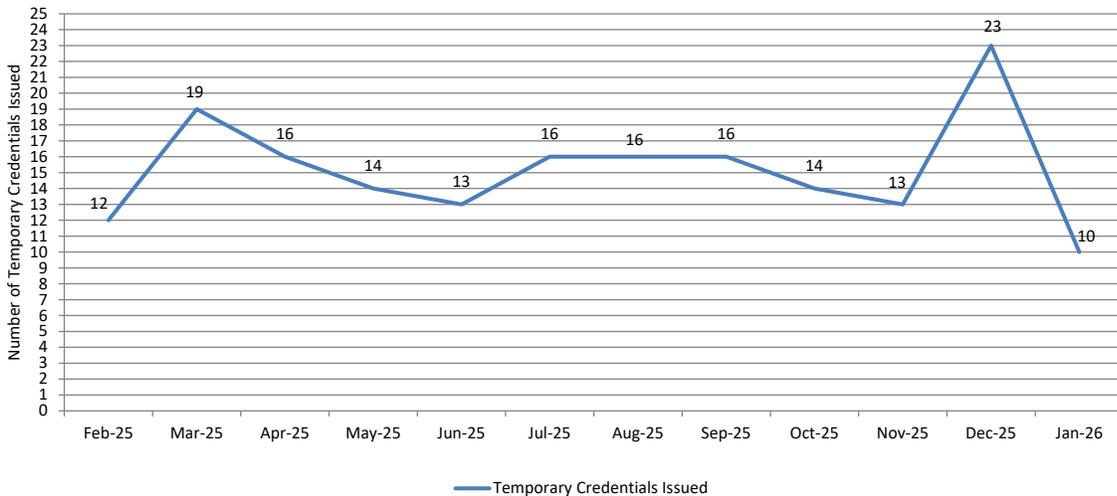
Temporary Real Property Appraiser Credentials Issued by Calendar Year - Five Year Trend



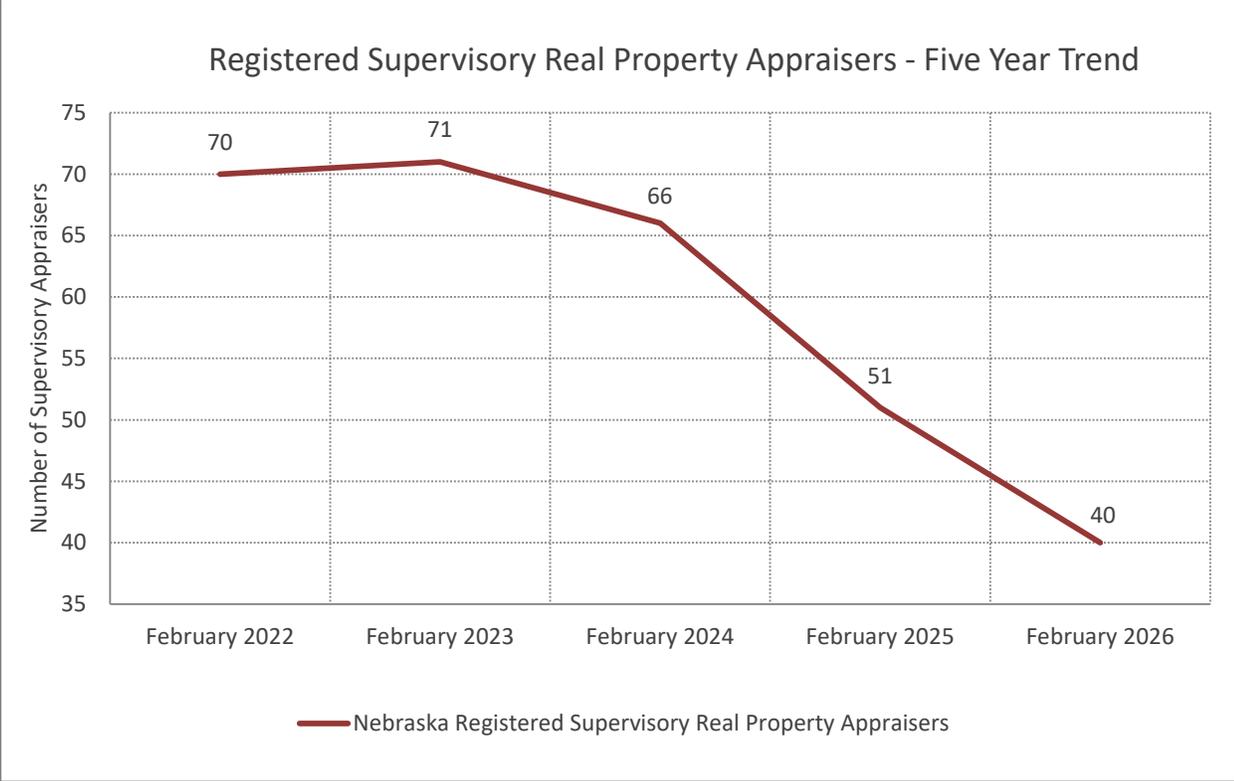
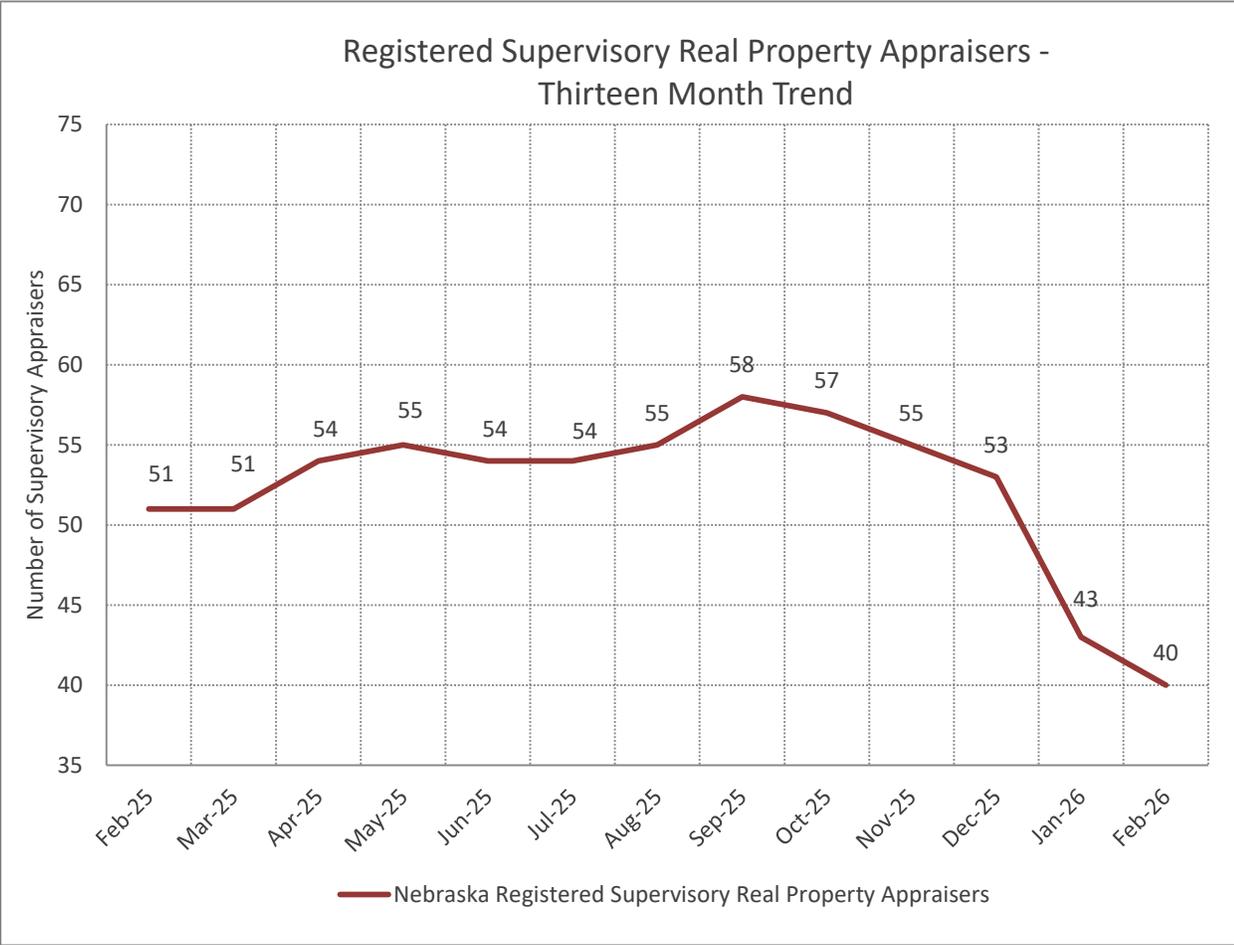
Year-to-date Temporary Real Property Appraiser Credentials Issued - Five Year Trend



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

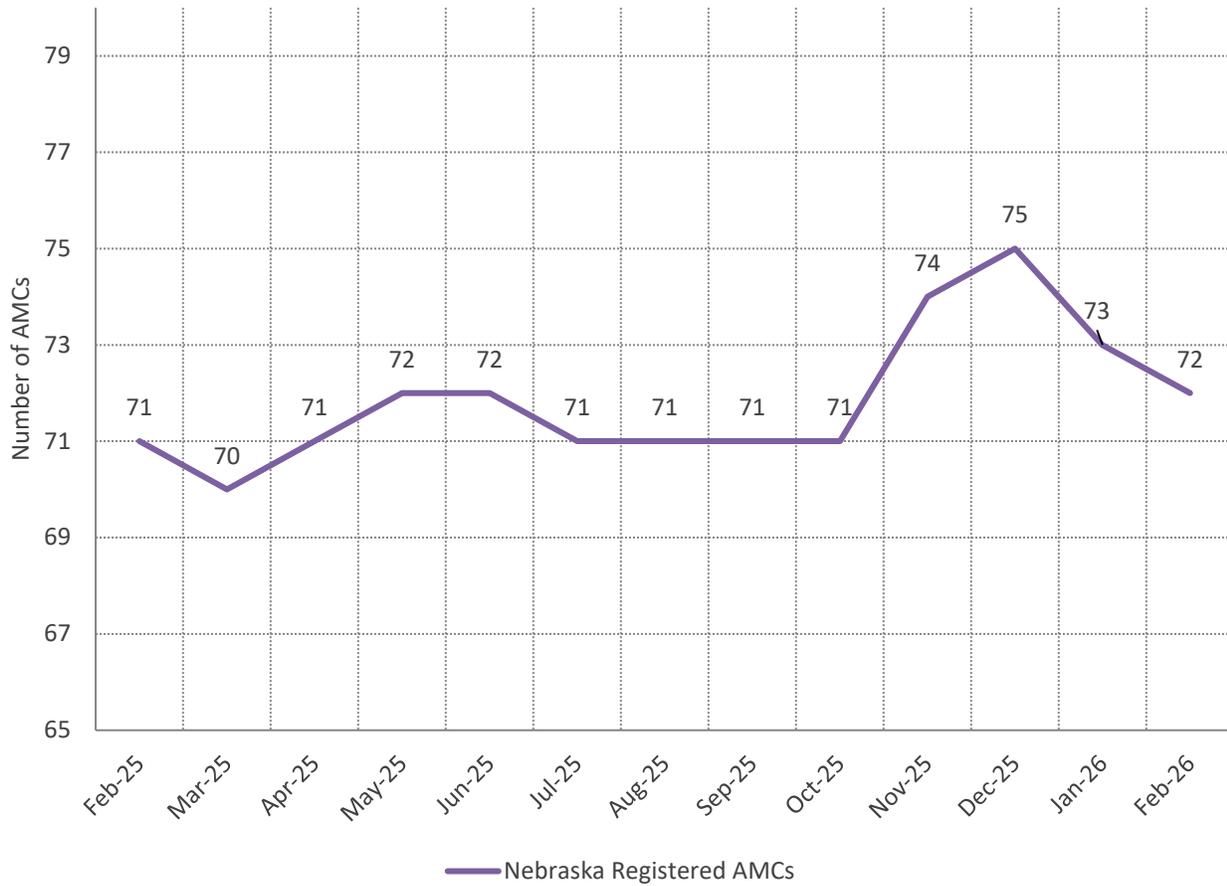


# Supervisory Real Property Appraiser Report

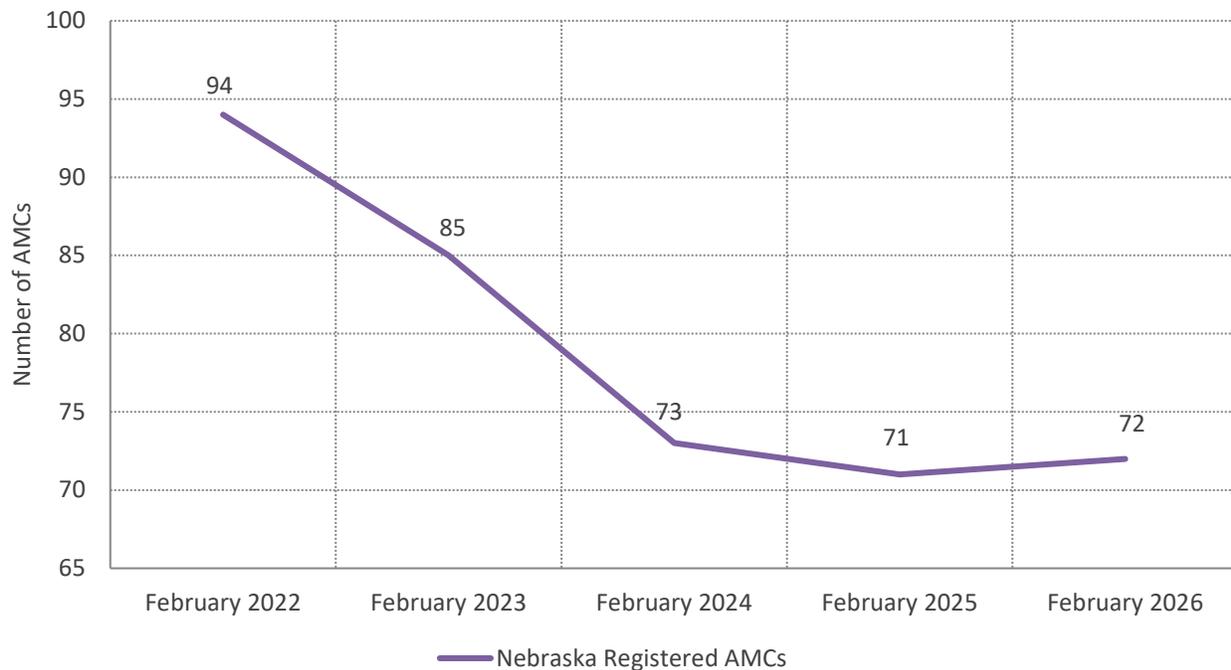


# Appraisal Management Company Report

## Appraisal Management Companies - Thirteen Month Trend



## Appraisal Management Companies - Five Year Trend



# NEBRASKA REAL PROPERTY APPRAISER BOARD

## DIRECTOR APPROVAL OF REAL PROPERTY APPRAISER APPLICANTS

January 7, 2026 – February 10, 2026

<i>New Trainee Real Property Appraisers</i>		
T25013	Schaefer, Christopher	Approved January 15, 2026 w/Advisory, no supervisor
<i>New Certified General Real Property Appraisers through Reciprocity</i>		
CG25033R	Lebsack, Ryan	Approved January 15, 2026
CG26002R	McDonald, Peter	Approved February 3, 2026
CG26003R	Brown, McKay	Approved February 3, 2026
CG26004R	Seacat, Reid	Approved February 3, 2026

# NEBRASKA REAL PROPERTY APPRAISER BOARD

## DIRECTOR APPROVAL OF EDUCATION ACTIVITY AND INSTRUCTOR(S) APPLICANTS

January 7, 2026 – February 10, 2026

Provider	Activity Number	Hours	Title	Instructor(s)	Approval Date
<i>New Continuing Education Activities and Instructors</i>					
Appraisal Institute	225110E.02	7.00	2026-2027 7-Hour National Uniform Standards of Professional Appraisal Practice (USPAP) Continuing Education Course	Jeffrey Miller, Mark Smeltzer, Jason Tillema, Stephen Wagner, W. Ross Shuffield, Jr., Cheryl Kunzler	01/28/2026
McKissock, LLC	225240R.03	7.00	Introduction to Right of Way Appraisals	Dan Bradley	01/28/2026
Appraisal Institute	225310F.02	7.00	2026-2027 7-Hour National Uniform Standards of Professional Appraisal Practice (USPAP) Continuing Education Course	Jeffrey Miller, Mark Smeltzer, Jason Tillema, Stephen Wagner, W. Ross Shuffield, Jr., Cheryl Kunzler	01/29/2026
Rocky Mountain Appraiser Association	2263401.88	2.00	Market Analysis – Market Area vs Competitive Supply	JoAnn Apostol	01/29/2026
ASFMRA	2251497.01	8.00	Appraising Ag Facilities Equine Seminar	Paul Herrington, Cara Penley	02/02/2026
ASFMRA	2253498.01	8.00	Appraising Ag Facilities Equine Seminar	Pail Herrington, Cara Penley	02/02/2026
Calypso Continuing Education	225240H.10	7.00	The New URAR/UAD Appraiser’s Guide	Francis Finigan	02/03/2026
The CE Shop, LLC	225240P.77	7.00	The Appraiser’s Tech Toolkit	Justin Merrill	02/05/2026
The CE Shop, LLC	225310Q.77	7.00	2026-2027 7-Hour National USPAP Continuing Education Course	Justin Merrill, Rebecca Jones	02/05/2026
McKissock, LLC	225110M.03	7.00	2026-2027 7-Hour National USPAP Continuing Education Course	Alexander Gilbert, Charles Fisher, Charles Huntoon, Daniel Bone, Dan Bradley, Dan Tosh, Diana Jacob, Greg Stephens, Howard Kanter, Jo Traut, Josh Walitt, Kevin Hecht, Mel Black, Michelle Bradley, Pam Teel, Robert Frazier	2/6/2026

ASFMRA	225120X.01	7.00	Valuation Bias and Fair Housing Laws and Regulations (A112)	Dennis Badger, Stacey Meneses, Charles "Scott" Seeley	2/6/2026
ASFMRA	225320Y.01	7.00	Valuation Bias and Fair Housing Laws and Regulations (A112)	Dennis Badger, Stacey Meneses, Charles "Scott" Seeley	2/6/2026
McKissock, LLC	225310N.03	7.00	[Live Webinar] 2026-2027 7-Hour National USPAP Continuing Education Course	Alexander Gilbert, Charles Fisher, Charles Huntoon, Dan Bradley, Diana Jacob, Greg Stephens, Howard Kanter, Jo Traut, Josh Walitt, Kevin Hecht, Mel Black, Michelle Bradley, Pam Teel, Robert Abelson, Robert Frazier, Steve Maher, Robert McClelland	2/10/2026
<i>New Qualifying Education Activities and Instructors</i>					
Appraisal Institute	125340B.02	33.00	Advanced Market Analysis and Highest & Best Use	John Urubek, Rick Carlile	01/12/2026

**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
<b>LAWS, RULES, AND GUIDANCE DOCUMENTS</b>	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	AGO approved January 2, 2026, under GPRO review.	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.	
<b>COMPLIANCE</b>	None.			None.		
<b>CREDENTIALING AND REGISTRATION</b>	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	Narrative completed and submitted to ASC for preliminary review. Response received from ASC.			
	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			
<b>EDUCATION</b>	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.	
<b>PERSONNEL</b>	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.	
<b>PUBLIC INFORMATION</b>	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.	
<b>ADMINISTRATION</b>	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 completed. Demo to be provided to the Board at February 19, 2026 meeting.	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.		
<b>FINANCIALS</b>	Submit Budget Deficit Request for \$12,263.00 deficit to Health Insurance Expenses (\$15500) for FY2025-26, and for \$12,876.00 deficit to Health Insurance Expenses (\$15500) 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.		

**2025-26 NRPAB SWOT Analysis**

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

Agency 053 REAL PROPERTY APPRAISER BD  
Division  
Program 079 APPRAISER LICENSING

Percent of Time Elapsed = 58.90

ACCOUNT CODE DESCRIPTION	BUDGETED AMOUNT	CURRENT MONTH ACTIVITY	YEAR-TO-DATE ACTUALS	PERCENT OF BUDGET	ENCUMBERANCES	VARIANCE
<b>BUDGETED FUND TYPES - EXPENDITURES</b>						
<b>510000 PERSONAL SERVICES</b>						
511100 PERMANENT SALARIES-WAGES	221,345.91	13,458.06	121,457.41	54.87		99,888.50
511600 PER DIEM PAYMENTS	8,500.00	500.00	3,600.00	42.35		4,900.00
511700 EMPLOYEE BONUSES	2,000.00	2,000.00	2,000.00	100.00		
512100 VACATION LEAVE EXPENSE	17,312.93	1,525.28	7,025.07	40.58		10,287.86
512200 SICK LEAVE EXPENSE	1,964.37		937.50	47.73		1,026.87
512300 HOLIDAY LEAVE EXPENSE	12,227.25	3,745.82	10,241.17	83.76		1,986.08
512500 FUNERAL LEAVE EXPENSE			143.65			143.65-
<b>Personal Services Subtotal</b>	<b>263,350.46</b>	<b>21,229.16</b>	<b>145,404.80</b>	<b>55.21</b>	<b>0.00</b>	<b>117,945.66</b>
515100 RETIREMENT PLANS EXPENSE	19,137.02	1,402.42	10,468.44	54.70		8,668.58
515200 FICA EXPENSE	20,071.09	1,441.93	9,848.80	49.07		10,222.29
515500 HEALTH INSURANCE EXPENSE	66,162.00	6,533.44	45,734.08	69.12		20,427.92
516500 WORKERS COMP PREMIUMS	1,366.00		1,366.00	100.00		
<b>Major Account 510000 Total</b>	<b>370,086.57</b>	<b>30,606.95</b>	<b>212,822.12</b>	<b>57.51</b>	<b>0.00</b>	<b>157,264.45</b>
<b>520000 OPERATING EXPENSES</b>						
521100 POSTAGE EXPENSE	2,654.22	187.59	1,734.86	65.36		919.36
521400 CIO CHARGES	37,636.61	222.27	14,415.03	38.30		23,221.58
521500 PUBLICATION & PRINT EXP	3,378.08		1,366.46	40.45	9.25	2,002.37
521900 AWARDS EXPENSE	50.00	28.00	28.00	56.00		22.00
522100 DUES & SUBSCRIPTION EXP	600.00		600.00	100.00		
524600 RENT EXPENSE-BUILDINGS	13,767.10	1,141.13	8,013.76	58.21		5,753.34
524900 RENT EXP-DEPR SURCHARGE	4,664.00	388.64	2,720.48	58.33		1,943.52
531100 OFFICE SUPPLIES EXPENSE	1,792.47	55.74	1,373.14	76.61		419.33
532100 NON-CAPITALIZED EQUIP PU	150.00		159.98	106.65		9.98-
532280 VIDEO EQUIP			229.98			229.98-
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	20,020.00		163.50	.82		19,856.50
541700 LEGAL RELATED EXPENSE	3,031.00		31.00	1.02		3,000.00
547100 EDUCATIONAL SERVICES	51.00		51.00	100.00		
554900 OTHER CONTRACTUAL SERVICES	31,294.50	220.00	9,599.25	30.67		21,695.25
556100 INSURANCE EXPENSE	93.00		14.79	15.90		78.21

STATE OF NEBRASKA  
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Agency 053 REAL PROPERTY APPRAISER BD  
Division  
Program 079 APPRAISER LICENSING

Percent of Time Elapsed = 58.90

ACCOUNT CODE DESCRIPTION	BUDGETED AMOUNT	CURRENT MONTH ACTIVITY	YEAR-TO-DATE ACTUALS	PERCENT OF BUDGET	ENCUMBERANCES	VARIANCE
559100 OTHER OPERATING EXP	449.44	200.00	399.44	88.88		50.00
<b>Major Account 520000 Total</b>	<b>122,658.42</b>	<b>2,443.37</b>	<b>43,928.67</b>	<b>35.81</b>	<b>9.25</b>	<b>78,720.50</b>
<b>570000 TRAVEL EXPENSES</b>						
571100 LODGING	2,970.00		1,870.00	62.96		1,100.00
571800 MEALS - TRAVEL STATUS	2,142.20		1,071.00	50.00		1,071.20
573100 STATE-OWNED TRANSPORT	200.00					200.00
574500 PERSONAL VEHICLE MILEAGE	7,282.40		3,932.60	54.00		3,349.80
575100 MISC TRAVEL EXPENSE	475.95		238.73	50.16		237.22
<b>Major Account 570000 Total</b>	<b>13,070.55</b>	<b>0.00</b>	<b>7,112.33</b>	<b>54.41</b>	<b>0.00</b>	<b>5,958.22</b>
<b>BUDGETED EXPENDITURES TOTAL</b>	<b>505,815.54</b>	<b>33,050.32</b>	<b>263,863.12</b>	<b>52.17</b>	<b>9.25</b>	<b>241,943.17</b>

**SUMMARY BY FUND TYPE - EXPENDITURES**

2 CASH FUNDS	505,815.54	33,050.32	263,863.12	52.17	9.25	241,943.17
<b>BUDGETED EXPENDITURES TOTAL</b>	<b>505,815.54</b>	<b>33,050.32</b>	<b>263,863.12</b>	<b>52.17</b>	<b>9.25</b>	<b>241,943.17</b>

**BUDGETED FUND TYPES - REVENUES**

**470000 REVENUE - SALES AND CHARGES**

471100 SALE OF SERVICES	450.00-	50.00-	225.00-	50.00		225.00-
471120 QUALIFYING ED COURSE FEES	2,010.00-		630.00-	31.34		1,380.00-
471121 CONTINUING ED NEW FEES	6,075.00-	170.00-	2,140.00-	35.23		3,935.00-
471122 CONTINUING ED RENEWAL FEES	225.00-	30.00-	120.00-	53.33		105.00-
475150 CERTIFIED GENERAL NEW FEES	9,600.00-	1,560.00-	9,700.00-	101.04		100.00
475151 LICENSED NEW FEES	640.00-	620.00-	940.00-	146.88		300.00
475152 FINGERPRINT FEES	2,262.50-	181.00-	1,719.50-	76.00		543.00-
475153 CERTIFIED RESIDENTIAL NEW	2,560.00-		1,240.00-	48.44		1,320.00-
475154 CERTIFIED GENERAL RENEWAL	103,200.00-	10,200.00-	105,250.00-	101.99		2,050.00
475155 LICENSED RENEWAL	8,100.00-	1,200.00-	10,150.00-	125.31		2,050.00
475157 CERTIFIED RESIDENTIAL RENEWAL	62,100.00-	600.00-	56,700.00-	91.30		5,400.00-
475161 TEMPORARY CERTIFIED GENERAL	11,200.00-	630.00-	7,470.00-	66.70		3,730.00-
475163 AMC REGISTERED NEW FEES	6,000.00-		6,000.00-	100.00		
475164 AMC APPLICATION FEES	1,050.00-		1,400.00-	133.33		350.00
475165 AMC REGISTERED RENEWAL	110,500.00-	15,300.00-	72,900.00-	65.97		37,600.00-

Agency 053 REAL PROPERTY APPRAISER BD  
Division  
Program 079 APPRAISER LICENSING

Percent of Time Elapsed = 58.90

ACCOUNT CODE DESCRIPTION		BUDGETED AMOUNT	CURRENT MONTH ACTIVITY	YEAR-TO-DATE ACTUALS	PERCENT OF BUDGET	ENCUMBERANCES	VARIANCE
475166	FED REG AMC RPT FORM PROC FEES	700.00-	50.00-	350.00-	50.00		350.00-
475169	LICENSED INACTIVE		300.00-	300.00-			300.00
475234	APPLICATION FEES	27,700.00-	1,760.00-	19,420.00-	70.11		8,280.00-
476101	LATE PROCESSING FEES	4,025.00-	1,150.00-	3,775.00-	93.79		250.00-
<b>Major Account 470000 Total</b>		<u>358,397.50-</u>	<u>33,801.00-</u>	<u>300,429.50-</u>	<u>83.83</u>	<u>0.00</u>	<u>57,968.00-</u>
<b>480000 REVENUE - MISCELLANEOUS</b>							
481100	INVESTMENT INCOME	21,000.00-	1,885.94-	11,372.27-	54.15		9,627.73-
484500	REIMB NON-GOVT SOURCES	6,000.00-	580.00-	9,252.09-	154.20		3,252.09
<b>Major Account 480000 Total</b>		<u>27,000.00-</u>	<u>2,465.94-</u>	<u>20,624.36-</u>	<u>76.39</u>	<u>0.00</u>	<u>6,375.64-</u>
<b>490000 REVENUE - OTHER FINANCIAL SOURCES/U</b>							
493200	OPERATING TRANSFERS OUT			250,000.00			250,000.00-
<b>Major Account 490000 Total</b>		<u>0.00</u>	<u>0.00</u>	<u>250,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>250,000.00-</u>
<b>BUDGETED REVENUE TOTAL</b>		<u>385,397.50-</u>	<u>36,266.94-</u>	<u>71,053.86-</u>	<u>18.44</u>	<u>0.00</u>	<u>314,343.64-</u>
<b>SUMMARY BY FUND TYPE - REVENUE</b>							
2	CASH FUNDS	385,397.50-	36,266.94-	71,053.86-	18.44		314,343.64-
<b>BUDGETED REVENUE TOTAL</b>		<u>385,397.50-</u>	<u>36,266.94-</u>	<u>71,053.86-</u>	<u>18.44</u>	<u>0.00</u>	<u>314,343.64-</u>

Agency 053 REAL PROPERTY APPRAISER BD  
Division  
Program 079 APPRAISER LICENSING

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ACCOUNT CODE DESCRIPTION	BUDGETED AMOUNT	CURRENT MONTH ACTIVITY	YEAR-TO-DATE ACTUALS	PERCENT OF BUDGET	ENCUMBERANCES	VARIANCE
<b>BUDGETED FUND TYPES - EXPENDITURES</b>						
<b>510000 PERSONAL SERVICES</b>						
511100 PERMANENT SALARIES-WAGES	143,874.85	8,748.03	78,946.27	54.87		64,928.58
511600 PER DIEM PAYMENTS	5,525.00	325.00	2,340.00	42.35		3,185.00
511700 EMPLOYEE BONUSES	1,300.00	1,300.00	1,300.00	100.00		
512100 VACATION LEAVE EXPENSE	11,253.40	991.14	4,565.37	40.57		6,688.03
512200 SICK LEAVE EXPENSE	1,276.84		608.89	47.69		667.95
512300 HOLIDAY LEAVE EXPENSE	7,947.71	2,434.77	6,656.72	83.76		1,290.99
512500 FUNERAL LEAVE EXPENSE			93.37			93.37-
<b>Personal Services Subtotal</b>	<b>171,177.80</b>	<b>13,798.94</b>	<b>94,510.62</b>	<b>55.21</b>	<b>0.00</b>	<b>76,667.18</b>
515100 RETIREMENT PLANS EXPENSE	12,439.09	911.55	6,804.24	54.70		5,634.85
515200 FICA EXPENSE	13,046.20	937.23	6,401.39	49.07		6,644.81
515500 HEALTH INSURANCE EXPENSE	43,005.30	4,246.71	29,726.58	69.12		13,278.72
516500 WORKERS COMP PREMIUMS	887.90		887.90	100.00		
<b>Major Account 510000 Total</b>	<b>240,556.29</b>	<b>19,894.43</b>	<b>138,330.73</b>	<b>57.50</b>	<b>0.00</b>	<b>102,225.56</b>
<b>520000 OPERATING EXPENSES</b>						
521100 POSTAGE EXPENSE	2,349.13	177.00	1,624.23	69.14		724.90
521400 CIO CHARGES	24,563.02	144.48	10,018.66	40.79		14,544.36
521500 PUBLICATION & PRINT EXP	2,195.75		1,108.02	50.46	9.25	1,078.48
521900 AWARDS EXPENSE	32.50	18.20	18.20	56.00		14.30
522100 DUES & SUBSCRIPTION EXP	390.00		390.00	100.00		
524600 RENT EXPENSE-BUILDINGS	8,948.61	741.73	5,208.90	58.21		3,739.71
524900 RENT EXP-DEPR SURCHARGE	3,031.60	252.62	1,768.34	58.33		1,263.26
531100 OFFICE SUPPLIES EXPENSE	1,173.97	36.23	1,294.63	110.28		120.66-
532100 NON-CAPITALIZED EQUIP PU	97.50		103.99	106.66		6.49-
532280 VIDEO EQUIP			149.49			149.49-
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	.80		17,856.50
541700 LEGAL RELATED EXPENSE	2,731.00		31.00	1.14		2,700.00
547100 EDUCATIONAL SERVICES	33.15		33.15	100.00		
554900 OTHER CONTRACTUAL SERVICES	30,644.50	220.00	9,270.60	30.25		21,373.90
556100 INSURANCE EXPENSE	60.45		9.61	15.90		50.84

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ACCOUNT CODE DESCRIPTION	BUDGETED AMOUNT	CURRENT MONTH ACTIVITY	YEAR-TO-DATE ACTUALS	PERCENT OF BUDGET	ENCUMBERANCES	VARIANCE
559100 OTHER OPERATING EXP	279.14	180.00	359.44	128.77		80.30-
<b>Major Account 520000 Total</b>	<b>96,497.87</b>	<b>1,770.26</b>	<b>33,499.96</b>	<b>34.72</b>	<b>9.25</b>	<b>62,988.66</b>
<b>570000 TRAVEL EXPENSES</b>						
571100 LODGING	1,930.50		1,215.50	62.96		715.00
571800 MEALS - TRAVEL STATUS	1,392.43		696.15	50.00		696.28
573100 STATE-OWNED TRANSPORT	130.00					130.00
574500 PERSONAL VEHICLE MILEAGE	4,733.56		2,556.19	54.00		2,177.37
575100 MISC TRAVEL EXPENSE	309.37		155.22	50.17		154.15
<b>Major Account 570000 Total</b>	<b>8,495.86</b>	<b>0.00</b>	<b>4,623.06</b>	<b>54.42</b>	<b>0.00</b>	<b>3,872.80</b>
<b>BUDGETED EXPENDITURES TOTAL</b>	<b>345,550.02</b>	<b>21,664.69</b>	<b>176,453.75</b>	<b>51.06</b>	<b>9.25</b>	<b>169,087.02</b>

**SUMMARY BY FUND TYPE - EXPENDITURES**

2 CASH FUNDS	345,550.02	21,664.69	176,453.75	51.06	9.25	169,087.02
<b>BUDGETED EXPENDITURES TOTAL</b>	<b>345,550.02</b>	<b>21,664.69</b>	<b>176,453.75</b>	<b>51.06</b>	<b>9.25</b>	<b>169,087.02</b>

**BUDGETED FUND TYPES - REVENUES**

**470000 REVENUE - SALES AND CHARGES**

471100 SALE OF SERVICES	450.00-	50.00-	225.00-	50.00		225.00-
471120 QUALIFYING ED COURSE FEES	2,010.00-		630.00-	31.34		1,380.00-
471121 CONTINUING ED NEW FEES	6,075.00-	170.00-	2,140.00-	35.23		3,935.00-
471122 CONTINUING ED RENEWAL FEES	225.00-	30.00-	120.00-	53.33		105.00-
475150 CERTIFIED GENERAL NEW FEES	9,600.00-	1,560.00-	9,700.00-	101.04		100.00
475151 LICENSED NEW FEES	640.00-	620.00-	940.00-	146.88		300.00
475152 FINGERPRINT FEES	2,262.50-	181.00-	1,719.50-	76.00		543.00-
475153 CERTIFIED RESIDENTIAL NEW	2,560.00-		1,240.00-	48.44		1,320.00-
475154 CERTIFIED GENERAL RENEWAL	103,200.00-	10,200.00-	105,250.00-	101.99		2,050.00
475155 LICENSED RENEWAL	8,100.00-	1,200.00-	10,150.00-	125.31		2,050.00
475157 CERTIFIED RESIDENTIAL RENEWAL	62,100.00-	600.00-	56,700.00-	91.30		5,400.00-
475161 TEMPORARY CERTIFIED GENERAL	11,200.00-	630.00-	7,470.00-	66.70		3,730.00-
475166 LICENSED INACTIVE		300.00				
475169 LICENSED INACTIVE		300.00-	300.00-			300.00
475234 APPLICATION FEES	27,700.00-	1,760.00-	19,420.00-	70.11		8,280.00-

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Program 079 APPRAISER LICENSING

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ACCOUNT CODE DESCRIPTION		BUDGETED AMOUNT	CURRENT MONTH ACTIVITY	YEAR-TO-DATE ACTUALS	PERCENT OF BUDGET	ENCUMBERANCES	VARIANCE
476101	LATE PROCESSING FEES	3,750.00-	1,100.00-	3,425.00-	91.33		325.00-
<b>Major Account 470000 Total</b>		<b>239,872.50-</b>	<b>18,101.00-</b>	<b>219,429.50-</b>	<b>91.48</b>	<b>0.00</b>	<b>20,443.00-</b>
<b>480000 REVENUE - MISCELLANEOUS</b>							
481100	INVESTMENT INCOME	12,000.00-	1,102.03-	6,272.56-	52.27		5,727.44-
484500	REIMB NON-GOVT SOURCES	5,000.00-	560.00-	8,220.86-	164.42		3,220.86
<b>Major Account 480000 Total</b>		<b>17,000.00-</b>	<b>1,662.03-</b>	<b>14,493.42-</b>	<b>85.26</b>	<b>0.00</b>	<b>2,506.58-</b>
<b>490000 REVENUE - OTHER FINANCIAL SOURCES/U</b>							
493200	OPERATING TRANSFERS OUT			150,000.00			150,000.00-
<b>Major Account 490000 Total</b>		<b>0.00</b>	<b>0.00</b>	<b>150,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>150,000.00-</b>
<b>BUDGETED REVENUE TOTAL</b>		<b>256,872.50-</b>	<b>19,763.03-</b>	<b>83,922.92-</b>	<b>32.67</b>	<b>0.00</b>	<b>172,949.58-</b>
<b>SUMMARY BY FUND TYPE - REVENUE</b>							
2	CASH FUNDS	256,872.50-	19,763.03-	83,922.92-	32.67		172,949.58-
<b>BUDGETED REVENUE TOTAL</b>		<b>256,872.50-</b>	<b>19,763.03-</b>	<b>83,922.92-</b>	<b>32.67</b>	<b>0.00</b>	<b>172,949.58-</b>



STATE OF NEBRASKA  
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ACCOUNT CODE DESCRIPTION	BUDGETED AMOUNT	CURRENT MONTH ACTIVITY	YEAR-TO-DATE ACTUALS	PERCENT OF BUDGET	ENCUMBERANCES	VARIANCE
<b>BUDGETED FUND TYPES - EXPENDITURES</b>						
<b>510000 PERSONAL SERVICES</b>						
511100 PERMANENT SALARIES-WAGES	77,471.06	4,710.03	42,511.14	54.87		34,959.92
511600 PER DIEM PAYMENTS	2,975.00	175.00	1,260.00	42.35		1,715.00
511700 EMPLOYEE BONUSES	700.00	700.00	700.00	100.00		
512100 VACATION LEAVE EXPENSE	6,059.53	534.14	2,459.70	40.59		3,599.83
512200 SICK LEAVE EXPENSE	687.53		328.61	47.80		358.92
512300 HOLIDAY LEAVE EXPENSE	4,279.54	1,311.05	3,584.45	83.76		695.09
512500 FUNERAL LEAVE EXPENSE			50.28			50.28-
<b>Personal Services Subtotal</b>	<b>92,172.66</b>	<b>7,430.22</b>	<b>50,894.18</b>	<b>55.22</b>	<b>0.00</b>	<b>41,278.48</b>
515100 RETIREMENT PLANS EXPENSE	6,697.93	490.87	3,664.20	54.71		3,033.73
515200 FICA EXPENSE	7,024.89	504.70	3,447.41	49.07		3,577.48
515500 HEALTH INSURANCE EXPENSE	23,156.70	2,286.73	16,007.50	69.13		7,149.20
516500 WORKERS COMP PREMIUMS	478.10		478.10	100.00		
<b>Major Account 510000 Total</b>	<b>129,530.28</b>	<b>10,712.52</b>	<b>74,491.39</b>	<b>57.51</b>	<b>0.00</b>	<b>55,038.89</b>
<b>520000 OPERATING EXPENSES</b>						
521100 POSTAGE EXPENSE	305.09	10.59	110.63	36.26		194.46
521400 CIO CHARGES	13,073.59	77.79	4,396.37	33.63		8,677.22
521500 PUBLICATION & PRINT EXP	1,182.33		258.44	21.86		923.89
521900 AWARDS EXPENSE	17.50	9.80	9.80	56.00		7.70
522100 DUES & SUBSCRIPTION EXP	210.00		210.00	100.00		
524600 RENT EXPENSE-BUILDINGS	4,818.49	399.40	2,804.86	58.21		2,013.63
524900 RENT EXP-DEPR SURCHARGE	1,632.40	136.02	952.14	58.33		680.26
531100 OFFICE SUPPLIES EXPENSE	618.50	19.51	78.51	12.69		539.99
532100 NON-CAPITALIZED EQUIP PU	52.50		55.99	106.65		3.49-
532280 VIDEO EQUIP			80.49			80.49-
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	2,020.00		20.00	.99		2,000.00
541700 LEGAL RELATED EXPENSE	300.00					300.00
547100 EDUCATIONAL SERVICES	17.85		17.85	100.00		
554900 OTHER CONTRACTUAL SERVICES	650.00		328.65	50.56		321.35
556100 INSURANCE EXPENSE	32.55		5.18	15.91		27.37



STATE OF NEBRASKA  
Department of Administrative Services  
Accounting Division  
Budget Status Report  
As of 01/31/26

Agency 053 REAL PROPERTY APPRAISER BD  
Division  
Program 079 APPRAISER LICENSING

Percent of Time Elapsed = 58.90

ACCOUNT CODE DESCRIPTION	BUDGETED AMOUNT	CURRENT MONTH ACTIVITY	YEAR-TO-DATE ACTUALS	PERCENT OF BUDGET	ENCUMBERANCES	VARIANCE
559100 OTHER OPERATING EXP	170.30	20.00	40.00	23.49		130.30
<b>Major Account 520000 Total</b>	<b>26,160.55</b>	<b>673.11</b>	<b>10,428.71</b>	<b>39.86</b>	<b>0.00</b>	<b>15,731.84</b>
<b>570000 TRAVEL EXPENSES</b>						
571100 LODGING	1,039.50		654.50	62.96		385.00
571800 MEALS - TRAVEL STATUS	749.77		374.85	50.00		374.92
573100 STATE-OWNED TRANSPORT	70.00					70.00
574500 PERSONAL VEHICLE MILEAGE	2,548.84		1,376.41	54.00		1,172.43
575100 MISC TRAVEL EXPENSE	166.58		83.51	50.13		83.07
<b>Major Account 570000 Total</b>	<b>4,574.69</b>	<b>0.00</b>	<b>2,489.27</b>	<b>54.41</b>	<b>0.00</b>	<b>2,085.42</b>
<b>BUDGETED EXPENDITURES TOTAL</b>	<b>160,265.52</b>	<b>11,385.63</b>	<b>87,409.37</b>	<b>54.54</b>	<b>0.00</b>	<b>72,856.15</b>

**SUMMARY BY FUND TYPE - EXPENDITURES**

2 CASH FUNDS	160,265.52	11,385.63	87,409.37	54.54		72,856.15
<b>BUDGETED EXPENDITURES TOTAL</b>	<b>160,265.52</b>	<b>11,385.63</b>	<b>87,409.37</b>	<b>54.54</b>	<b>0.00</b>	<b>72,856.15</b>

**BUDGETED FUND TYPES - REVENUES**

**470000 REVENUE - SALES AND CHARGES**

475163 AMC REGISTERED NEW FEES	6,000.00-		6,000.00-	100.00		
475164 AMC APPLICATION FEES	1,050.00-		1,400.00-	133.33		350.00
475165 AMC REGISTERED RENEWAL	110,500.00-	15,300.00-	72,900.00-	65.97		37,600.00-
475166 FED REG AMC RPT FORM PROC FEES	700.00-	350.00-	350.00-	50.00		350.00-
476101 LATE PROCESSING FEES	275.00-	50.00-	350.00-	127.27		75.00
<b>Major Account 470000 Total</b>	<b>118,525.00-</b>	<b>15,700.00-</b>	<b>81,000.00-</b>	<b>68.34</b>	<b>0.00</b>	<b>37,525.00-</b>

**480000 REVENUE - MISCELLANEOUS**

481100 INVESTMENT INCOME	9,000.00-	783.91-	5,099.71-	56.66		3,900.29-
484500 REIMB NON-GOVT SOURCES	1,000.00-	20.00-	1,031.23-	103.12		31.23
<b>Major Account 480000 Total</b>	<b>10,000.00-</b>	<b>803.91-</b>	<b>6,130.94-</b>	<b>61.31</b>	<b>0.00</b>	<b>3,869.06-</b>

**490000 REVENUE - OTHER FINANCIAL SOURCES/U**



STATE OF NEBRASKA  
Department of Administrative Services  
Accounting Division  
Budget Status Report  
As of 01/31/26

Agency 053 REAL PROPERTY APPRAISER BD  
Division  
Program 079 APPRAISER LICENSING

Percent of Time Elapsed = 58.90

<u>ACCOUNT CODE DESCRIPTION</u>	<u>BUDGETED AMOUNT</u>	<u>CURRENT MONTH ACTIVITY</u>	<u>YEAR-TO-DATE ACTUALS</u>	<u>PERCENT OF BUDGET</u>	<u>ENCUMBERANCES</u>	<u>VARIANCE</u>
493200 OPERATING TRANSFERS OUT			100,000.00			100,000.00-
<b>Major Account 490000 Total</b>	<u>0.00</u>	<u>0.00</u>	<u>100,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>100,000.00-</u>
<b>BUDGETED REVENUE TOTAL</b>	<u>128,525.00-</u>	<u>16,503.91-</u>	<u>12,869.06</u>	<u>10.01-</u>	<u>0.00</u>	<u>141,394.06-</u>
<b>SUMMARY BY FUND TYPE - REVENUE</b>						
2 CASH FUNDS	128,525.00-	16,503.91-	12,869.06	10.01-		141,394.06-
<b>BUDGETED REVENUE TOTAL</b>	<u>128,525.00-</u>	<u>16,503.91-</u>	<u>12,869.06</u>	<u>10.01-</u>	<u>0.00</u>	<u>141,394.06-</u>

Fund	Program	Sub-Program	Account Number	Sub-ledger	Doc Number	Tran Date	Tran Type	Batch Type	Payee/Explanation	Batch Number	Posted Code	Month to Date
25310	079	000	53105018.471100.		657252	01/21/26	RC	RB	NRPAB DEPOSIT 260121	8114740		25.00-
25310	079	000	53105018.471100.		657554	01/23/26	RC	RB	NRPAB DEPOSIT 250123	8117428		25.00-
Total for Object			471100 SALE OF SERVICES									50.00-
25310	079	000	53105018.471121.		654729	01/02/26	RC	RB	NRPAB DEPOSIT 260102	8095071		70.00-
25310	079	000	53105018.471121.		655393	01/08/26	RC	RB	NRPAB DEPOSIT 260108	8100199		100.00-
Total for Object			471121 CONTINUING ED NEW FEES									170.00-
25310	079	000	53105018.471122.		657554	01/23/26	RC	RB	NRPAB DEPOSIT 250123	8117428		30.00-
Total for Object			471122 CONTINUING ED RENEWAL FEES									30.00-
25310	079	000	53105018.475150.		655025	01/06/26	RC	RB	NRPAB DEPOSIT 260106	8096622		300.00-
25310	079	000	53105018.475150.		657252	01/21/26	RC	RB	NRPAB DEPOSIT 260121	8114740		640.00-
25310	079	000	53105018.475150.		27321800	01/22/26	JE	G	NRAB OCT-DEC 2025 CHECK RETURN	8117295		320.00
25310	079	000	53105018.475150.		657554	01/23/26	RC	RB	NRPAB DEPOSIT 250123	8117428		320.00-
25310	079	000	53105018.475150.		658911	01/30/26	RC	RB	NRPAB DEPOSIT 260130	8126761		620.00-
Total for Object			475150 CERTIFIED GENERAL NEW FEES									1,560.00-
25310	079	000	53105018.475151.		655025	01/06/26	RC	RB	NRPAB DEPOSIT 260106	8096622		320.00-
25310	079	000	53105018.475151.		656452	01/15/26	RC	RB	NRPAB DEPOSIT 260115	8109625		300.00-
Total for Object			475151 LICENSED NEW FEES									620.00-
25310	079	000	53105018.475152.		656452	01/15/26	RC	RB	NRPAB DEPOSIT 260115	8109625		45.25-
25310	079	000	53105018.475152.		657252	01/21/26	RC	RB	NRPAB DEPOSIT 260121	8114740		90.50-
25310	079	000	53105018.475152.		657554	01/23/26	RC	RB	NRPAB DEPOSIT 250123	8117428		45.25-
Total for Object			475152 FINGERPRINT FEES									181.00-
25310	079	000	53105018.475154.		655025	01/06/26	RC	RB	NRPAB DEPOSIT 260106	8096622		1,200.00-
25310	079	000	53105018.475154.		655092	01/05/26	RC	RB	NRPAB APP EFW DEPOSIT 260105	8096920		6,300.00-
25310	079	000	53105018.475154.		655393	01/08/26	RC	RB	NRPAB DEPOSIT 260108	8100199		600.00-
25310	079	000	53105018.475154.		656046	01/12/26	RC	RB	NRPAB APP EFW REN DEP 260112	8106233		2,400.00-
25310	079	000	53105018.475154.		656452	01/15/26	RC	RB	NRPAB DEPOSIT 260115	8109625		600.00-
25310	079	000	53105018.475154.		656489	01/14/26	RC	RB	1 2-YR CG RENEW	8109900		600.00-
25310	079	000	53105018.475154.		656672	01/15/26	RC	RB	NRPAB APP EFW DEP 260115	8111337		1,500.00-
25310	079	000	53105018.475154.		27303946	01/20/26	JE	G	NRPAB OCT-DEC 2025 ACH RETURNS	8113963		3,300.00
25310	079	000	53105018.475154.		658911	01/30/26	RC	RB	NRPAB DEPOSIT 260130	8126761		300.00-
Total for Object			475154 CERTIFIED GENERAL RENEWAL									10,200.00-
25310	079	000	53105018.475155.		655092	01/05/26	RC	RB	NRPAB APP EFW DEPOSIT 260105	8096920		600.00-

Fund	Program	Sub-Program	Account Number	Sub-ledger	Doc Number	Tran Date	Tran Type	Batch Type	Payee/Explanation	Batch Number	Posted Code	Month to Date
25310	079	000	53105018.475155.		656489	01/14/26	RC	RB	1 1-YR LR RENEW	8109900		300.00-
25310	079	000	53105018.475155.		658227	01/27/26	RC	RB	NRPAB DEPOSIT 260127	8120472		300.00-
Total for Object			475155 LICENSED RENEWAL									1,200.00-
25310	079	000	53105018.475157.		655025	01/06/26	RC	RB	NRPAB DEPOSIT 260106	8096622		300.00-
25310	079	000	53105018.475157.		655092	01/05/26	RC	RB	NRPAB APP EFW DEPOSIT 260105	8096920		900.00-
25310	079	000	53105018.475157.		27303946	01/20/26	JE	G	NRPAB OCT-DEC 2025 ACH RETURNS	8113963		600.00-
Total for Object			475157 CERTIFIED RESIDENTIAL RENEWAL									600.00-
25310	079	000	53105018.475161.		655092	01/05/26	RC	RB	NRPAB APP EFW DEPOSIT 260105	8096920		140.00-
25310	079	000	53105018.475161.		656046	01/12/26	RC	RB	NRPAB APP EFW REN DEP 260112	8106233		210.00-
25310	079	000	53105018.475161.		656452	01/15/26	RC	RB	NRPAB DEPOSIT 260115	8109625		70.00-
25310	079	000	53105018.475161.		656489	01/14/26	RC	RB	1 CG TEMP CREDENTIALING FEE	8109900		70.00-
25310	079	000	53105018.475161.		656672	01/15/26	RC	RB	NRPAB APP EFW DEP 260115	8111337		70.00-
25310	079	000	53105018.475161.		657585	01/22/26	RC	RB	NRPAB APP EFW DEPOSIT 260122	8117497		70.00-
Total for Object			475161 TEMPORARY CERTIFIED GENERAL									630.00-
25310	079	000	53105018.475166.		27321809	01/22/26	JE	G	LR INACTIVE TRANSF NEW CODE	8117365		300.00
Total for Object			475166 LICENSED INACTIVE									300.00
25310	079	000	53105018.475169.		27321809	01/22/26	JE	G	LR INACTIVE TRANSF NEW CODE	8117365		300.00-
Total for Object			475169 LICENSED INACTIVE									300.00-
25310	079	000	53105018.475234.		655092	01/05/26	RC	RB	NRPAB APP EFW DEPOSIT 260105	8096920		240.00-
25310	079	000	53105018.475234.		656046	01/12/26	RC	RB	NRPAB APP EFW REN DEP 260112	8106233		360.00-
25310	079	000	53105018.475234.		656452	01/15/26	RC	RB	NRPAB DEPOSIT 260115	8109625		290.00-
25310	079	000	53105018.475234.		656489	01/14/26	RC	RB	1 CG TEMP APP FEE	8109900		120.00-
25310	079	000	53105018.475234.		656672	01/15/26	RC	RB	NRPAB APP EFW DEP 260115	8111337		120.00-
25310	079	000	53105018.475234.		657252	01/21/26	RC	RB	NRPAB DEPOSIT 260121	8114740		340.00-
25310	079	000	53105018.475234.		657554	01/23/26	RC	RB	NRPAB DEPOSIT 250123	8117428		170.00-
25310	079	000	53105018.475234.		657585	01/22/26	RC	RB	NRPAB APP EFW DEPOSIT 260122	8117497		120.00-
Total for Object			475234 APPLICATION FEES									1,760.00-
25310	079	000	53105018.476101.		655025	01/06/26	RC	RB	NRPAB DEPOSIT 260106	8096622		100.00-
25310	079	000	53105018.476101.		655092	01/05/26	RC	RB	NRPAB APP EFW DEPOSIT 260105	8096920		500.00-
25310	079	000	53105018.476101.		656046	01/12/26	RC	RB	NRPAB APP EFW REN DEP 260112	8106233		175.00-
25310	079	000	53105018.476101.		656452	01/15/26	RC	RB	NRPAB DEPOSIT 260115	8109625		25.00-
25310	079	000	53105018.476101.		656489	01/14/26	RC	RB	2 2-MO LATE PROCESSING FEE	8109900		100.00-
25310	079	000	53105018.476101.		656672	01/15/26	RC	RB	NRPAB APP EFW DEP 260115	8111337		100.00-

Fund	Program	Sub-Program	Account Number	Sub-ledger	Doc Number	Tran Date	Tran Type	Batch Type	Payee/Explanation	Batch Number	Posted Code	Month to Date
25310	079	000	53105018.476101.		27303946	01/20/26	JE	G	NRPAB OCT-DEC 2025 ACH RETURNS	8113963		100.00
25310	079	000	53105018.476101.		657585	01/22/26	RC	RB	NRPAB APP EFW DEPOSIT 260122	8117497		50.00-
25310	079	000	53105018.476101.		658227	01/27/26	RC	RB	NRPAB DEPOSIT 260127	8120472		50.00-
25310	079	000	53105018.476101.		658911	01/30/26	RC	RB	NRPAB DEPOSIT 260130	8126761		50.00-
Total for Object			476101 LATE PROCESSING FEES									1,100.00-
25310	079	000	53105018.481100.		27305319	01/20/26	JE	G	OIP Dec 25 3.09012%	8114702		1,102.03-
Total for Object			481100 INVESTMENT INCOME									1,102.03-
25310	079	000	53105018.484500.		654729	01/02/26	RC	RB	NRPAB DEPOSIT 260102	8095071		500.00-
25310	079	000	53105018.484500.		655025	01/06/26	RC	RB	NRPAB DEPOSIT 260106	8096622		20.00-
25310	079	000	53105018.484500.		655393	01/08/26	RC	RB	NRPAB DEPOSIT 260108	8100199		20.00-
25310	079	000	53105018.484500.		656452	01/15/26	RC	RB	NRPAB DEPOSIT 260115	8109625		20.00-
Total for Object			484500 REIMB NON-GOVT SOURCES									560.00-
25310	079	000	53105018.511100.		3194414	01/07/26	T2	7	PAYROLL LABOR DISTRIBUTION	8093102		3,561.62
25310	079	000	53105018.511100.		3194673	01/21/26	T2	7	PAYROLL LABOR DISTRIBUTION	8109491		5,186.41
Total for Object			511100 PERMANENT SALARIES-WAGES									8,748.03
25310	079	000	53105018.511600.		3194414	01/07/26	T2	7	PAYROLL LABOR DISTRIBUTION	8093102		325.00
Total for Object			511600 PER DIEM PAYMENTS									325.00
25310	079	000	53105018.511700.		3194673	01/21/26	T2	7	PAYROLL LABOR DISTRIBUTION	8109491		1,300.00
Total for Object			511700 EMPLOYEE BONUSES									1,300.00
25310	079	000	53105018.512100.		3194414	01/07/26	T2	7	PAYROLL LABOR DISTRIBUTION	8093102		699.26
25310	079	000	53105018.512100.		3194673	01/21/26	T2	7	PAYROLL LABOR DISTRIBUTION	8109491		291.88
Total for Object			512100 VACATION LEAVE EXPENSE									991.14
25310	079	000	53105018.512300.		3194414	01/07/26	T2	7	PAYROLL LABOR DISTRIBUTION	8093102		1,826.08
25310	079	000	53105018.512300.		3194673	01/21/26	T2	7	PAYROLL LABOR DISTRIBUTION	8109491		608.69
Total for Object			512300 HOLIDAY LEAVE EXPENSE									2,434.77
25310	079	000	53105018.515100.		3194415	01/07/26	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	8093102		455.76
25310	079	000	53105018.515100.		3194674	01/21/26	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	8109491		455.79
Total for Object			515100 RETIREMENT PLANS EXPENSE									911.55
25310	079	000	53105018.515200.		3194415	01/07/26	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	8093102		431.32
25310	079	000	53105018.515200.		3194674	01/21/26	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	8109491		509.71

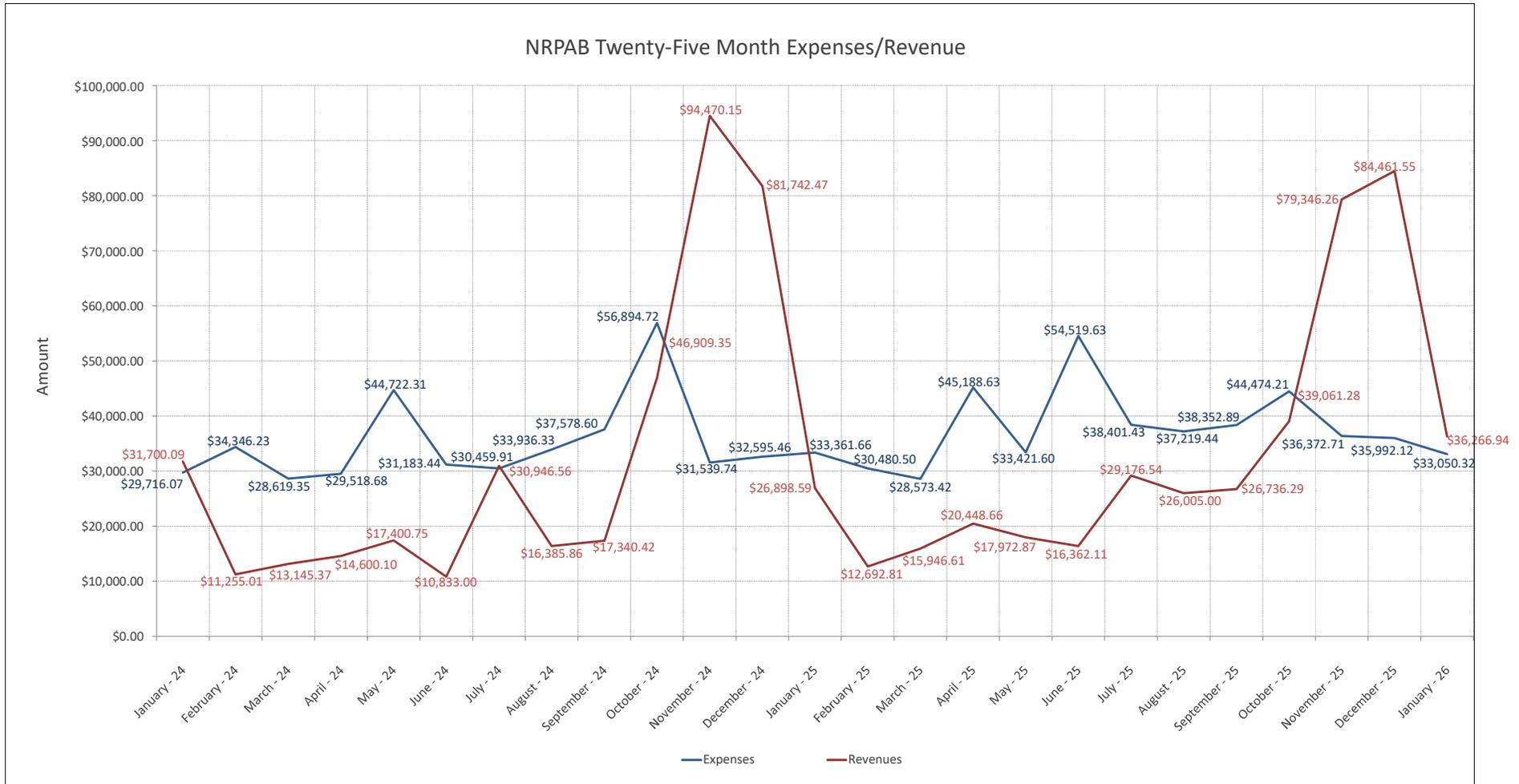
Fund	Program	Sub-Program	Account Number	Sub-ledger	Doc Number	Tran Date	Tran Type	Batch Type	Payee/Explanation	Batch Number	Posted Code	Month to Date
Total for Object			515200	FICA EXPENSE								937.23
25310	079	000	53105018.515500.		3194415	01/07/26	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	8093102		2,123.36
25310	079	000	53105018.515500.		3194674	01/21/26	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	8109491		2,123.35
Total for Object			515500	HEALTH INSURANCE EXPENSE								4,246.71
25310	079	000	53105018.521100.		27188737	01/05/26	JE	G	NRPAB POSTAGE NOV 2025	8094038		10.59-
25310	079	000	53105018.521100.		27281077	01/15/26	JE	G	Postage 20251201 - 20251231	8109958		.72
25310	079	000	53105018.521100.		27296203	01/16/26	JE	G	POSTAGE DUE DEC 2025	8113121		186.87
Total for Object			521100	POSTAGE EXPENSE								177.00
25310	079	000	53105018.521400.		59234039	01/05/26	PV	V	AS - OCIO - COMMUNICATIONS	8094034		144.48
Total for Object			521400	CIO CHARGES								144.48
25310	079	000	53105018.521900.		59179798	01/05/26	PV	V	CORRECTIONAL SERVICES, DEPARTM	8089343		28.00
25310	079	000	53105018.521900.		27188775	01/05/26	JE	G	NRPAB CSI PLAQUE	8094322		9.80-
Total for Object			521900	AWARDS EXPENSE								18.20
25310	079	000	53105018.524600.		27164871	01/08/26	JE	G	JAN 2026 RENT & LB530 - OTHER	8090294		1,112.53
25310	079	000	53105018.524600.		59306850	01/20/26	PV	V	SECRETARY OF STATE	8114130		18.59
25310	079	000	53105018.524600.		27313548	01/20/26	JE	G	NRPAB RENT JAN 2026	8115035		389.39-
Total for Object			524600	RENT EXPENSE-BUILDINGS								741.73
25310	079	000	53105018.524900.		27164871	01/08/26	JE	G	JAN 2026 RENT & LB530 - OTHER	8090294		388.64
25310	079	000	53105018.524900.		27313548	01/20/26	JE	G	NRPAB RENT JAN 2026	8115035		136.02-
Total for Object			524900	RENT EXP-DEPR SURCHARGE								252.62
25310	079	000	53105018.531100.		2288473	01/22/26	OV	O	ODP BUSINESS SOLUTIONS LLC	8117423		36.23
Total for Object			531100	OFFICE SUPPLIES EXPENSE								36.23
25310	079	000	53105018.539500.		59245291	01/05/26	PC	V	Purchase Card Offset	8096681		700.00
25310	079	000	53105018.539500.		27203533	01/05/26	J1	G	PURCHASE CARD TRANSACTION	8096764		700.00-
Total for Object			539500	PURCHASING CARD SUSPENSE								
25310	079	000	53105018.554900.		59308318	01/20/26	PV	V	NEBRASKA STATE PATROL	8115043		220.00
Total for Object			554900	OTHER CONTRACTUAL SERVICES								220.00
25310	079	000	53105018.559100.		59306727	01/20/26	PV	V	TREASURER, STATE	8113950		160.00
25310	079	000	53105018.559100.		59316149	01/22/26	PV	V	TREASURER, STATE	8117292		10.00

Fund	Program	Sub-Program	Account Number	Sub-ledger	Doc Number	Tran Date	Tran Type	Batch Type	Payee/Explanation	Batch Number	Posted Code	Month to Date
Total for Object			559100	OTHER OPERATING EXP								180.00
Total for Business Unit			53105018	NE REAL PROPERTY APPRAISER								1,901.66
25320	079	000	53105200.475165.		654728	01/02/26	RC	RB	NRPAB AMC DEPOSIT 260102	8094792		1,700.00-
25320	079	000	53105200.475165.		655091	01/05/26	RC	RB	NRPAB AMC REN EFW DEP 260105	8096890		3,400.00-
25320	079	000	53105200.475165.		655392	01/08/26	RC	RB	NRPAB AMC DEPOSIT 260108	8100217		3,400.00-
25320	079	000	53105200.475165.		656045	01/12/26	RC	RB	NRPAB AMC REN EFW DEP 260112	8105637		5,100.00-
25320	079	000	53105200.475165.		27303946	01/20/26	JE	G	NRPAB OCT-DEC 2025 ACH RETURNS	8113963		1,700.00
25320	079	000	53105200.475165.		657586	01/22/26	RC	RB	NRPAB AMC REN EFW DEP 260122	8117504		3,400.00-
Total for Object			475165	AMC REGISTERED RENEWAL								15,300.00-
25320	079	000	53105200.475166.		657553	01/23/26	RC	RB	NRPAB AMC DEPOSIT 260123	8117447		350.00-
Total for Object			475166	FED REG AMC RPT FORM PROC FEES								350.00-
25320	079	000	53105200.476101.		655392	01/08/26	RC	RB	NRPAB AMC DEPOSIT 260108	8100217		50.00-
Total for Object			476101	LATE PROCESSING FEES								50.00-
25320	079	000	53105200.481100.		27305319	01/20/26	JE	G	OIP Dec 25 3.09012%	8114702		783.91-
Total for Object			481100	INVESTMENT INCOME								783.91-
25320	079	000	53105200.484500.		655392	01/08/26	RC	RB	NRPAB AMC DEPOSIT 260108	8100217		20.00-
Total for Object			484500	REIMB NON-GOVT SOURCES								20.00-
25320	079	000	53105200.511100.		3194414	01/07/26	T2	7	PAYROLL LABOR DISTRIBUTION	8093102		1,917.59
25320	079	000	53105200.511100.		3194673	01/21/26	T2	7	PAYROLL LABOR DISTRIBUTION	8109491		2,792.44
Total for Object			511100	PERMANENT SALARIES-WAGES								4,710.03
25320	079	000	53105200.511600.		3194414	01/07/26	T2	7	PAYROLL LABOR DISTRIBUTION	8093102		175.00
Total for Object			511600	PER DIEM PAYMENTS								175.00
25320	079	000	53105200.511700.		3194673	01/21/26	T2	7	PAYROLL LABOR DISTRIBUTION	8109491		700.00
Total for Object			511700	EMPLOYEE BONUSES								700.00
25320	079	000	53105200.512100.		3194414	01/07/26	T2	7	PAYROLL LABOR DISTRIBUTION	8093102		376.75
25320	079	000	53105200.512100.		3194673	01/21/26	T2	7	PAYROLL LABOR DISTRIBUTION	8109491		157.39
Total for Object			512100	VACATION LEAVE EXPENSE								534.14
25320	079	000	53105200.512300.		3194414	01/07/26	T2	7	PAYROLL LABOR DISTRIBUTION	8093102		

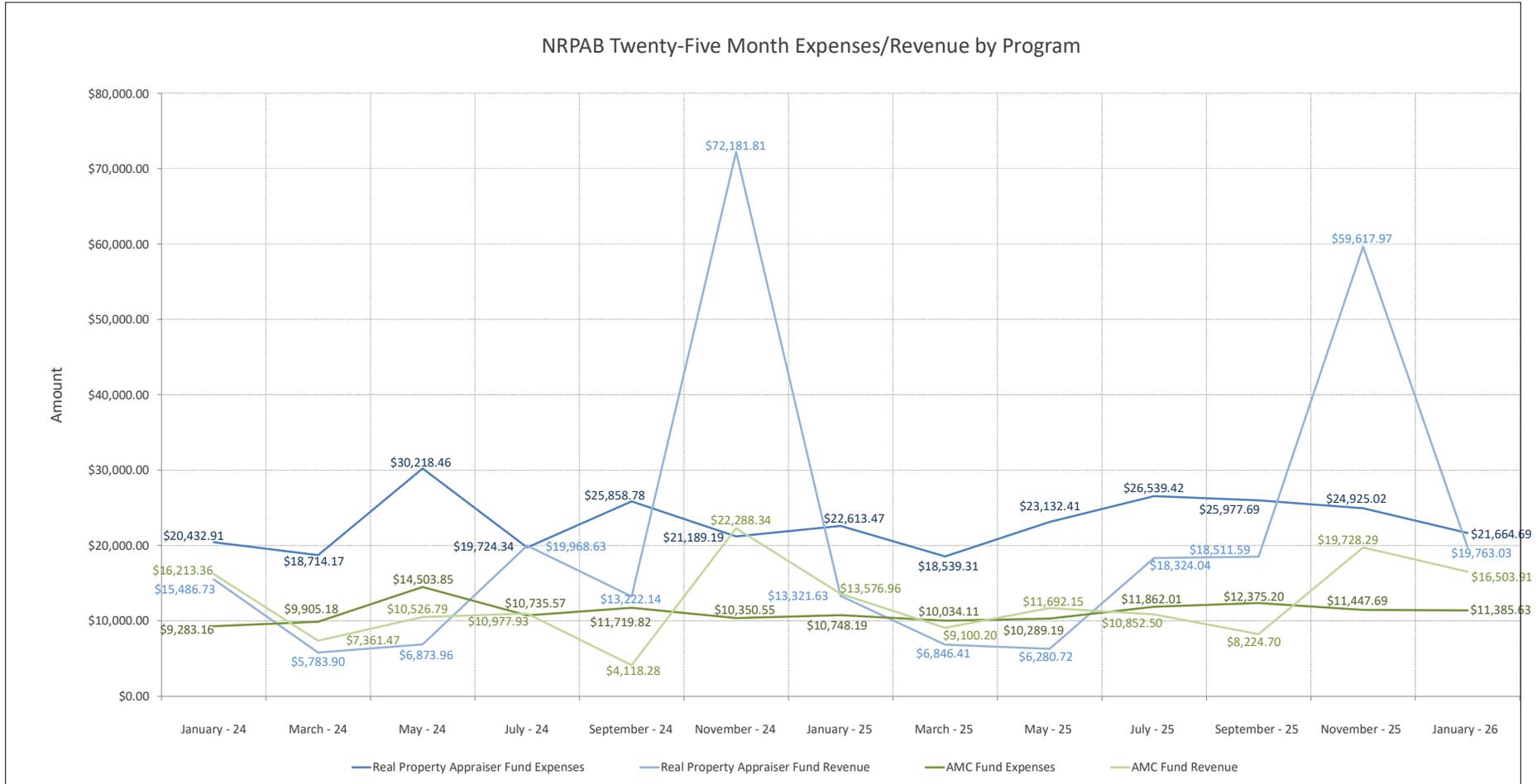
Fund	Program	Sub-Program	Account Number	Sub-ledger	Doc Number	Tran Date	Tran Type	Batch Type	Payee/Explanation	Batch Number	Posted Code	Month to Date
25320	079	000	53105200.512300.		3194673	01/21/26	T2	7	PAYROLL LABOR DISTRIBUTION	8109491		327.77
Total for Object			512300 HOLIDAY LEAVE EXPENSE									1,311.05
25320	079	000	53105200.515100.		3194415	01/07/26	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	8093102		245.45
25320	079	000	53105200.515100.		3194674	01/21/26	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	8109491		245.42
Total for Object			515100 RETIREMENT PLANS EXPENSE									490.87
25320	079	000	53105200.515200.		3194415	01/07/26	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	8093102		232.27
25320	079	000	53105200.515200.		3194674	01/21/26	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	8109491		272.43
Total for Object			515200 FICA EXPENSE									504.70
25320	079	000	53105200.515500.		3194415	01/07/26	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	8093102		1,143.36
25320	079	000	53105200.515500.		3194674	01/21/26	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	8109491		1,143.37
Total for Object			515500 HEALTH INSURANCE EXPENSE									2,286.73
25320	079	000	53105200.521100.		27188737	01/05/26	JE	G	NRPAB POSTAGE NOV 2025	8094038		10.59
Total for Object			521100 POSTAGE EXPENSE									10.59
25320	079	000	53105200.521400.		59234039	01/05/26	PV	V	AS - OCIO - COMMUNICATIONS	8094034		77.79
Total for Object			521400 CIO CHARGES									77.79
25320	079	000	53105200.521900.		27188775	01/05/26	JE	G	NRPAB CSI PLAQUE	8094322		9.80
Total for Object			521900 AWARDS EXPENSE									9.80
25320	079	000	53105200.524600.		59306850	01/20/26	PV	V	SECRETARY OF STATE	8114130		10.01
25320	079	000	53105200.524600.		27313548	01/20/26	JE	G	NRPAB RENT JAN 2026	8115035		389.39
Total for Object			524600 RENT EXPENSE-BUILDINGS									399.40
25320	079	000	53105200.524900.		27313548	01/20/26	JE	G	NRPAB RENT JAN 2026	8115035		136.02
Total for Object			524900 RENT EXP-DEPR SURCHARGE									136.02
25320	079	000	53105200.531100.		2288473	01/22/26	OV	O	ODP BUSINESS SOLUTIONS LLC	8117423		19.51
Total for Object			531100 OFFICE SUPPLIES EXPENSE									19.51
25320	079	000	53105200.559100.		59306727	01/20/26	PV	V	TREASURER, STATE	8113950		20.00
Total for Object			559100 OTHER OPERATING EXP									20.00
Total for Business Unit		53105200	AMC LICENSING									5,118.28-

Fund	Program	Sub-Program	Account Number	Sub-ledger	Doc Number	Tran Date	Tran Type	Batch Type	Payee/Explanation	Batch Number	Posted Code	Month to Date
Total for Division		000										3,216.62-
Total for Agency		053	REAL PROPERTY APPRAISER BD									3,216.62-

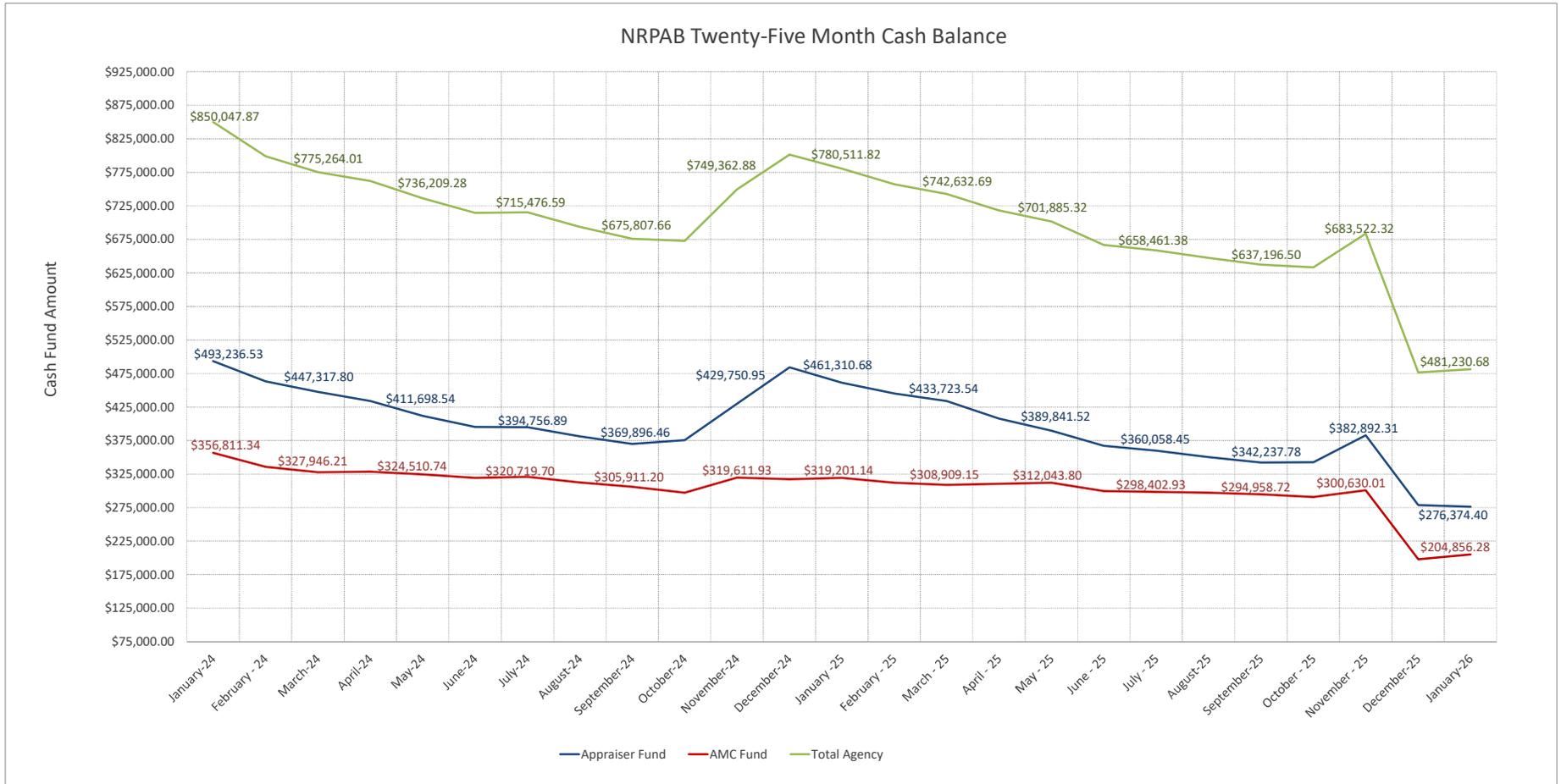
# Financial Report and Considerations - Financial Charts



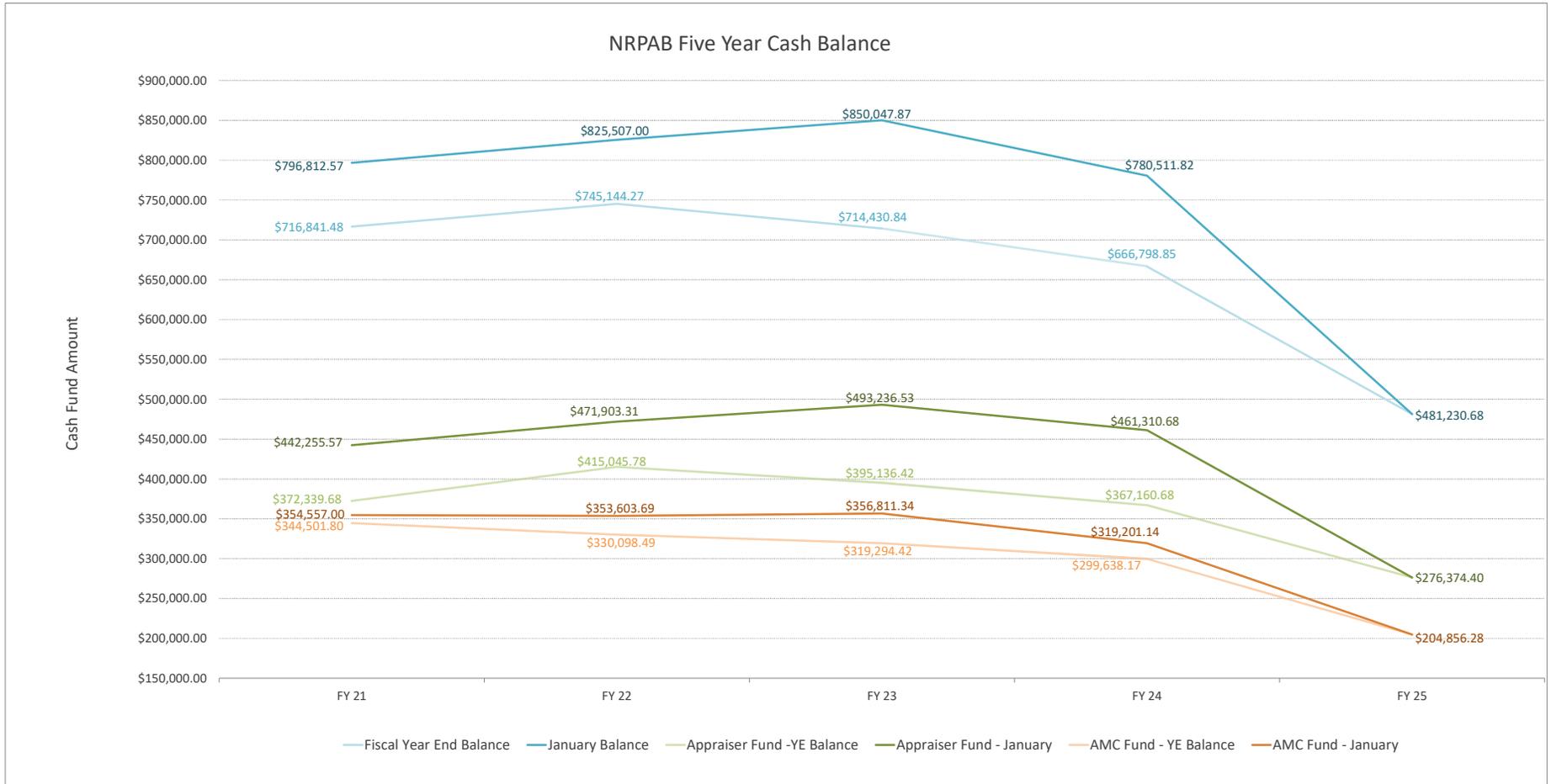
# Financial Report and Considerations - Financial Charts



# Financial Report and Considerations - Financial Charts



# Financial Report and Considerations - Financial Charts



# Mid-Biennium Issues - Agency 53 - Real Estate Appraisers Board

				FY2025-26			FY2026-27							
				General	Cash	Federal	Revolving	Salary Limit	General	Cash	Federal	Revolving	Salary Limit	
<b>Approved by Committee</b>														
Agency Health Insurance Cost Increase														
53	79	Oper	8A	0	12,263	0	0	0	0	12,876	0	0	0	
Additional \$100,000 transfer from AMC Fund														
53	79	Oper	8B	0	0	0	0	0	0	0	0	0	0	
						<b>General</b>	<b>Cash</b>	<b>Federal</b>	<b>Revolving</b>	<b>PSL</b>	<b>Total</b>			
<b>Total Approved by Committee</b>						<b>FY2025-26</b>	<b>0</b>	<b>12,263</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12,263</b>		
						<b>FY2026-27</b>	<b>0</b>	<b>12,876</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12,876</b>		

STATE OF NEBRASKA  
Department of Administrative Services  
Accounting Division  
Budget Status Report  
As of 01/31/26

Agency 053 REAL PROPERTY APPRAISER BD  
Division  
Program 079 APPRAISER LICENSING

Percent of Time Elapsed = 58.90

ACCOUNT CODE DESCRIPTION	BUDGETED AMOUNT	CURRENT MONTH ACTIVITY	YEAR-TO-DATE ACTUALS	PERCENT OF BUDGET	ENCUMBERANCES	VARIANCE
<b>BUDGETED FUND TYPES - EXPENDITURES</b>						
<b>520000 OPERATING EXPENSES</b>						
521400 CIO CHARGES	116,777.25		49,764.25	42.61		67,013.00
522200 CONFERENCE REGISTRATION	1,300.00	700.00	1,350.00	103.85		50.00-
<b>Major Account 520000 Total</b>	<b>118,077.25</b>	<b>700.00</b>	<b>51,114.25</b>	<b>43.29</b>	<b>0.00</b>	<b>66,963.00</b>
<b>570000 TRAVEL EXPENSES</b>						
571100 LODGING	2,538.00		1,041.28	41.03		1,496.72
571800 MEALS - TRAVEL STATUS	510.00		197.05	38.64		312.95
574500 PERSONAL VEHICLE MILEAGE	1,377.00		955.50	69.39		421.50
<b>Major Account 570000 Total</b>	<b>4,425.00</b>	<b>0.00</b>	<b>2,193.83</b>	<b>49.58</b>	<b>0.00</b>	<b>2,231.17</b>
<b>BUDGETED EXPENDITURES TOTAL</b>	<b>122,502.25</b>	<b>700.00</b>	<b>53,308.08</b>	<b>43.52</b>	<b>0.00</b>	<b>69,194.17</b>
<b>SUMMARY BY FUND TYPE - EXPENDITURES</b>						
4 FEDERAL FUNDS	122,502.25	700.00	53,308.08	43.52		69,194.17
<b>BUDGETED EXPENDITURES TOTAL</b>	<b>122,502.25</b>	<b>700.00</b>	<b>53,308.08</b>	<b>43.52</b>	<b>0.00</b>	<b>69,194.17</b>

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	53105400.522200.		27203533	01/05/26	J1	G	PURCHASE CARD TRANSACTION	8096764		700.00
Total for Object												700.00
Total for Business Unit												700.00
Total for Division												700.00
Total for Agency												700.00

## **Nebraska Real Property Appraiser Board SARAS Grant Outline – The Good Life in Real Property Appraising Initiative**

### **Introduction**

In 1963, Nebraska officially adopted the slogan "Welcome to NEBRASKAland; Where the West Begins" into state law, which was the state's primary economic development and tourism slogan for more than a decade. In the mid 1970's, the state sought a more relatable slogan that emphasizes Nebraska's quality of life, affordable living, and strong opportunities. Although, "Nebraska, where the west begins" remains the state's official slogan, "Nebraska, the good life" gained popularity and remains synonymous with Nebraska to this day. As you approach the state line, these are the words that welcome you. "Nebraska, the good life" reflects Nebraskans' experiences, from big cities to rural areas; its quality of life, career opportunities, affordability, welcoming communities, balance between hard work and leisure, good schools, and natural beauty. It is important that Nebraska retains what makes it so special. With The Good Life in Real Property Appraising Initiative, the Nebraska Real Property Appraiser Board is fostering organic career growth within the state to address the decline in the number of certified general real property appraisers residing in the State of Nebraska.

### **Purpose – Statement of Need**

Current trends show a decline in the number of certified general real property appraisers residing in the State of Nebraska over the past fifteen years. The decline has accelerated during the past five years from a steady decline over the previous ten years (Exhibit #1). The fifteen-year decline has resulted in the limited availability of certified general real property appraisers with specific market knowledge and has resulted in an influx of appraisals being completed without an expert understanding of the market, particularly in outstate Nebraska (Exhibit #2). Practical Applications of Real Estate Appraisal ("PAREA") programs provide an alternate path to obtaining experience for the licensed and certified residential classifications; however, no such alternative path exists for the certified general classification. The Good Life in Real Property Appraising Initiative is to utilize SARAS Grant funding to encourage certified general real property appraiser participation as supervisory real property appraisers and encourage growth in the number of new certified general real property appraisers credentialed through education, experience, and examination who currently reside in the State of Nebraska.

## **Title XI Project Justification**

12 U.S.C. 3348(b) states, “Subject to the approval of the Council, the Appraisal Subcommittee may waive any requirement relating to certification or licensing of a person to perform appraisals under this title if the Appraisal Subcommittee or a State agency whose certifications and licenses are in compliance with this title, makes a written determination that there is a scarcity of certified or licensed appraisers to perform appraisals in connection with federally related transactions in a State, or in any geographical political subdivision of a State, leading to significant delays in the performance of such appraisals.” As previously mentioned, the Nebraska Real Property Appraiser Board’s records show a consistent decline in the number of certified general real property appraisers residing in Nebraska over a fifteen-year period, which has accelerated during the past five years. Also, during the past five years, the number of supervisory real property appraisers registered with the Board has declined significantly during the past two years. With no formal programs, such as the Practical Applications of Real Estate Appraisal, dedicated to fostering growth in the certified general classification, it is imperative that the Nebraska Real Property Appraiser Board take a proactive approach to minimize, or even reverse, the current trend by encouraging certified general real property appraiser participation as supervisory real property appraisers and promoting growth in the number of new certified general real property appraisers credentialed through education, experience, and examination who currently reside in the State of Nebraska. Such action would ensure an adequate number of certified general real property appraisers reside in the state with the expertise needed to perform appraisals for federally regulated transactions requiring a certified general real property appraiser.

A January 2022 study commissioned by the Appraisal Subcommittee and carried out by the Council on Licensure, Enforcement and Regulation brings attention to the financial strain placed on the supervisor and trainee in the current supervisory real property appraiser-trainee real property appraiser model ([https://nationalfairhousing.org/wp-content/uploads/2022/01/2022-01-18-NFHA-et-al-Analysis-of-Appraisal-Standards-and-Appraiser-Criteria\\_FINAL.pdf](https://nationalfairhousing.org/wp-content/uploads/2022/01/2022-01-18-NFHA-et-al-Analysis-of-Appraisal-Standards-and-Appraiser-Criteria_FINAL.pdf)). This study states, “While the hours themselves are a significant barrier, the biggest challenge is finding a Supervisory Appraiser. There are several disincentives to acting as a Supervisory Appraiser, including the time, cost, and competition. First, the Supervisory Appraiser must commit to the hours, which sometimes even include attending a training course. In many instances, the commitment includes being on site while the trainee conducts the appraisal. Second, the Supervisory Appraiser is essentially agreeing to reduce their pay. Typically, the appraiser is already splitting part of the appraisal fee with the appraisal management company, so the appraiser would have to further reduce their percentage of the fee to share with the trainee. Finally, the Supervisory Appraiser is in effect training their competition as once the trainee has received his or her license or certification, the newly-minted appraiser will very likely begin working

independently in the same market for the same clients as his or her former supervisor. For this reason, many appraisers report that it is almost impossible to find a Supervisory Appraiser unless they are a friend or family member willing to do this as a favor (p.68).”

In addition, “The experience requirement also raises other related concerns. First, the experience hours requirement is essentially an extended apprenticeship, which significantly impacts the individual’s ability to earn a living due to the fee split and/or the reliance on the supervisor to provide clients and work assignments (p. 68).”

The supervisory real property appraiser may be responsible for a trainee’s education costs and/or salary and lose productivity due to training. A trainee real property appraiser may be responsible for education costs and may not earn a salary while obtaining experience to become a certified general real property appraiser. The Pathways to Success Scholarship covers enrollment costs for a PAREA Program (<https://www.appraisalinstitute.org/advocacy/appraiser-development-initiative>); however, the PAREA Program could only account for up to half of the required real property appraisal experience hours to become a certified general real property appraiser. In addition, the majority of applicants for the certified general classification report a small number or zero hours engaged in the appraisal of residential properties. These costs, and the lack of financial support, create a significant barrier to entry into the profession as a certified general real property appraiser.

The Good Life in Real Property Appraising Initiative creates a financial incentive for both supervisory real property appraisers and trainee real property appraisers, promoting entry into the profession. In addition, due to easing the financial strain on supervisory real property appraisers and trainee real property appraisers, The Good Life in Real Property Appraising Initiative also allows for more meaningful engagement in the training process at a pace that ensures that the training is effective. These efforts reduce future appraiser enforcement activities of the Real Property Appraiser Board, improves the state regulation of appraisers, and improves the Nebraska Real Property Appraiser Board’s overall process to ensure compliance with statutory requirements, including the requirements set forth in the ASC Policy Statements.

### **Methodology Plan**

Disbursements through The Good Life in Real Property Appraising Initiative would be made on a first come first serve basis, and the program would be effective for the length of the SARAS Grant award period, or whenever the SARAS Grant fund is depleted. Each recipient would be limited to a maximum disbursement amount for each applicable benchmark.

#### Supervisory Real Property Appraiser Qualifications:

- A supervisory real property appraiser may qualify as a recipient of The Good Life in Real Property Appraising Initiative funds upon completing the State of Nebraska Real Property Appraiser Board's "The Good Life in Real Property Appraising Initiative Reimbursement Application for Supervisory Real Property Appraiser" approved by the Board. The application must identify specific benchmarks achieved by the supervisory real property appraiser as outlined below, or a trainee real property appraiser (in pursuit of a credential as a certified general real property appraiser in Nebraska) under the supervisory real property appraiser's responsible charge, and provide a summary as to how the Uniform Standards of Professional Appraisal Practice was incorporated into the training, during the SARAS Grant award period. Evidence, as determined to be acceptable by the Nebraska Real Property Appraiser Board, must be submitted along with the application in support that the supervisory real property appraiser meet one or more benchmarks in the performance of his or her responsibilities as a supervisory real property appraiser.
- A supervisory real property appraiser must be registered with the Nebraska Real Property Appraiser Board at the time of application, and during the period applicable to the benchmark(s) identified. In addition, a supervisory real property appraiser must be in good standing in all jurisdictions in which he or she holds a credential as a real property appraiser. In good standing means that the supervisory real property appraiser meets or exceeds all applicable requirements in the Nebraska Real Property Appraiser Act and Title 298 of the Nebraska Administrative Code and has not had disciplinary action taken against his or her credential in Nebraska, or any other appraiser credentialing authority in any other jurisdiction, within three years of application.

#### Supervisory Real Property Appraiser Benchmarks for Disbursement:

- **Time engaged in real property appraisal practice with a trainee real property appraiser –** \$10.00 per hour for time engaged in real property appraisal practice with a trainee real property appraiser (in pursuit of a credential as a certified general real property appraiser in Nebraska), up to 500 hours maximum in each SARAS Grant award year of the SARAS Grant three-year period of performance (Exhibit #3). Hours may not be transferred between SARAS Grant award years. All qualified hours must pertain to the appraisal of property located in the State of Nebraska.

One or more board-approved real property appraisal practice experience log, signed by both the supervisory real property appraiser and the trainee real property appraiser, showing the hours engaged in real property appraisal practice by the supervisory real property appraiser must be submitted by the supervisory real property appraiser with The Good Life in Real Property Appraising Initiative Reimbursement Application, in the SARAS Grant award year that the hours were obtained. The trainee real property appraiser must be active and in good standing with the Board during the period in which the hours were obtained and at the time of application.

- **Reimbursement of renewal credentialing fee for year in which trainee real property appraiser successfully upgrades to the certified general classification** – The renewal credentialing fee as established in Neb. Rev. Stat. § 76-2241(1)(c) for year in which a trainee real property appraiser is awarded a credential as a certified general real property appraiser by the Board. If supervisory real property appraiser renewed his or her credential for two years, only part of payment applicable to the year in which certified general real property appraiser credential was issued to trainee real property appraiser is eligible. Supervisory real property appraiser is eligible in each SARAS Grant award year of the SARAS Grant three-year period of performance. The Good Life in Real Property Appraising Initiative Reimbursement Application must be submitted in the SARAS Grant award year that certified general real property appraiser credential was issued to trainee real property appraiser.
- **Reimbursement of initial credentialing fee for trainee real property appraiser that successfully upgrades to the certified general classification paid by supervisory real property appraiser** – The initial credentialing fee as established in Neb. Rev. Stat. § 76-2241(1)(c), paid by supervisory real property appraiser, or supervisory real property appraiser's employing organization, for a certified general real property appraiser that was a trainee real property appraiser under his or her responsible charge. Supervisory real property appraiser is eligible in any SARAS Grant award year of the SARAS Grant three-year period of performance in which a trainee real property appraiser is awarded a credential as a certified general real property appraiser by the Board. The Good Life in Real Property Appraising Initiative Reimbursement Application must be submitted in the SARAS Grant award year that certified general real property appraiser credential was issued to trainee real property appraiser.

- **Reimbursement of costs of qualifying education courses paid by supervisory real property for trainee real property appraiser** - The cost of a qualifying education course (including the supervisory real property appraiser and trainee course), up to a maximum of \$500.00 per course, that meets the requirements of Title 298 of the Nebraska Administrative Code for acceptance as qualifying education for the certified general classification, successfully completed by a trainee real property appraiser (may be completed before credentialing in the case of the supervisory real property appraiser and trainee course, the 30-Hour Basic Appraisal Principles Course, the 30-Hour Basic Appraisal Procedures Course, and the 15-Hour National USPAP Course). Any qualifying education course successfully completed by a trainee real property appraiser in any SARAS Grant award year of the SARAS Grant three-year period of performance is eligible. Courses may not be transferred between SARAS Grant award years. The examination, if applicable, for each qualifying education course must be passed for the course to be successfully completed. A certificate of completion meeting the requirements in Title 298 of the Nebraska Administrative Code for each qualifying education course, along with evidence that payment for the qualifying education course was made by the supervisory real property appraiser, or supervisory real property appraiser's employing organization, must be submitted by the supervisory real property appraiser with The Good Life in Real Property Appraising Initiative Reimbursement Application in the SARAS Grant award year that the qualifying education course(s) was completed. The trainee real property appraiser must be active and in good standing with the Nebraska Real Property Appraiser Board during the period in which the qualifying education course was successfully completed (except for those specified above) and at the time of application.
- **Reimbursement of costs of supervisory real property appraiser and trainee course paid by supervisory real property** - The cost of a supervisory real property appraiser and trainee course, up to a maximum of \$500.00, that meets the requirements of Title 298 of the Nebraska Administrative Code for acceptance as supervisory real property appraiser and trainee course to become eligible as a supervisory real property appraiser, successfully completed by a real property appraiser. A supervisory real property appraiser and trainee course successfully completed by a real property appraiser in any SARAS Grant award year of the SARAS Grant three-year period of performance is eligible; however, reimbursement may be made for only one supervisory real property appraiser and trainee course successfully completed. Course may not be transferred between SARAS Grant award years.

A certificate of completion meeting the requirements in Title 298 of the Nebraska Administrative Code for a supervisory real property appraiser and trainee course, along with evidence that payment for the supervisory real property appraiser and trainee course was made by the supervisory real property appraiser, or supervisory real property appraiser's employing organization, must be submitted by the supervisory real property appraiser with The Good Life in Real Property Appraising Initiative Reimbursement Application in the SARAS Grant award year that the qualifying education course(s) was completed. The supervisory real property appraiser must have one or more active trainee real property appraisers in good standing with the Board at the time of application.

- **Reimbursement of costs of Practical Applications of Real Estate Appraisal ("PAREA") program and/or Practicum Courses paid by supervisory real property for trainee real property appraiser** - The cost of a PAREA program and/or Practicum Course program approved by the Appraiser Qualifications Board of The Appraisal Foundation, up to a maximum of \$5,000.00 per program, successfully completed by a trainee real property appraiser (in pursuit of a credential as a certified general real property appraiser in Nebraska). A program successfully completed by a trainee real property appraiser in any SARAS Grant award year of the SARAS Grant three-year period of performance is eligible. A program successfully completed by a trainee real property appraiser is not eligible if the trainee real property appraiser, or the supervisory real property appraiser or supervisory real property appraiser's employing organization, received payment for program from any other source. A program may not be transferred between SARAS Grant award years. A certificate of completion meeting the requirements in Title 298 of the Nebraska Administrative Code, along with evidence that payment for the program was made by the supervisory real property appraiser, or supervisory real property appraiser's employing organization, must be submitted by the supervisory real property appraiser with The Good Life in Real Property Appraising Initiative Reimbursement Application. The trainee real property appraiser must be active and in good standing with the Nebraska Real Property Appraiser Board during the period in which the qualifying education course was successfully completed and at the time of application.

Trainee Real Property Appraiser Qualifications:

- A trainee real property appraiser may qualify as a recipient of The Good Life in Real Property Appraising Initiative funds upon completing the State of Nebraska Real Property Appraiser Board's "The Good Life in Real Property Appraising Initiative Reimbursement Application for Trainee Real Property Appraiser" approved by the Board during the SARAS Grant award period.

The application must identify specific benchmarks achieved by the trainee real property appraiser as outlined below (in pursuit of a credential as a certified general real property appraiser in Nebraska) and provide a summary as to how the Uniform Standards of Professional Appraisal Practice was incorporated into the training. Evidence, as determined to be acceptable by the Nebraska Real Property Appraiser Board, must be submitted along with the application in support that the trainee real property appraiser meet one or more benchmarks.

- A trainee real property appraiser must be credentialed as a trainee real property appraiser or a certified general real property appraiser at the time of application, and during the period applicable to the benchmark(s) identified. In addition, a trainee real property appraiser must be in good standing in all jurisdictions in which he or she holds a credential as a real property appraiser. In good standing means that the trainee real property appraiser meets or exceeds all applicable requirements in the Nebraska Real Property Appraiser Act and Title 298 of the Nebraska Administrative Code and has not had disciplinary action taken against his or her credential in Nebraska, or any other appraiser credentialing authority in any other jurisdiction, within three years of application.

Trainee Real Property Appraiser Benchmarks for Disbursement:

- **Office supplies and equipment purchased by a trainee real property appraiser** – Office supplies and equipment purchased by a trainee real property appraiser required for him or her to engage in real property appraisal practice under the responsible charge of a supervisory real property appraiser up to \$1,900.00 in each SARAS Grant award year of the SARAS Grant three-year period of performance. Expenditures may not be transferred between SARAS Grant award years. All receipts for office supplies and/or equipment purchased by the trainee real property appraiser, evidence that the office supplies and/or equipment was purchased by the trainee real property appraiser, along with an itemized list with explanation as to why and how the expenditure is applicable to real property appraisal practice, must be submitted by the trainee real property appraiser with The Good Life in Real Property Appraising Initiative Reimbursement Application, in the SARAS Grant award year of the expenditure(s).
- **Reimbursement of initial credentialing fee for certified general real property appraiser that successfully upgrades from the trainee real property appraiser classification** – The initial credentialing fee as established in Neb. Rev. Stat. § 76-2241(1)(c), paid by certified general real property appraiser that upgrades from the trainee real property appraiser classification. Certified general real property appraiser is eligible in any SARAS Grant award year of the SARAS Grant three-year period of performance.

The Good Life in Real Property Appraising Initiative Reimbursement Application must be submitted in the SARAS Grant award year that certified general real property appraiser credential was issued to trainee real property appraiser.

- **Reimbursement of costs of qualifying education courses paid by trainee real property** - The cost of a qualifying education course (including the supervisory real property appraiser and trainee course), up to a maximum of \$500.00 per course, that meets the requirements of Title 298 of the Nebraska Administrative Code for acceptance as qualifying education for the certified general classification, successfully completed by a trainee real property appraiser or an individual that is issued a trainee real property appraiser credential by the Nebraska Real Property Appraiser Board during the SARAS Grant award year. Any qualifying education course successfully completed in any SARAS Grant award year of the SARAS Grant three-year period of performance is eligible. Courses may not be transferred between SARAS Grant award years. The examination, if applicable, for each qualifying education course must be passed for the course to be successfully completed. A certificate of completion meeting the requirements in Title 298 of the Nebraska Administrative Code for each qualifying education course, along with evidence that payment for the qualifying education course was made by the trainee real property appraiser, must be submitted by the trainee real property appraiser with The Good Life in Real Property Appraising Initiative Reimbursement Application in the SARAS Grant award year that the qualifying education course(s) was completed.
- **Reimbursement of costs of Practical Applications of Real Estate Appraisal (“PAREA”) program and/or Practicum Courses paid by trainee real property appraiser** - The cost of a PAREA program and/or Practicum Course program approved by the Appraiser Qualifications Board of The Appraisal Foundation, up to a maximum of \$5,000.00 per program, successfully completed by a trainee real property appraiser (in pursuit of a credential as a certified general real property appraiser in Nebraska). A program successfully completed by a trainee real property appraiser in any SARAS Grant award year of the SARAS Grant three-year period of performance is eligible. A program successfully completed by a trainee real property appraiser is not eligible if the trainee real property appraiser received payment for program from any other source. A program may not be transferred between SARAS Grant award years. A certificate of completion meeting the requirements in Title 298 of the Nebraska Administrative Code, along with evidence that payment for the program was made by the trainee real property appraiser, must be submitted by the trainee real property appraiser or certified general real property appraiser (upon issuance by the Board) with The Good Life in Real Property Appraising Initiative Reimbursement Application.

The trainee real property appraiser must be active and in good standing with the Board during the period in which the program was successfully completed. In addition, the applicant must be a trainee real property appraiser or certified general real property appraiser active and in good standing at the time of application.

### **Budget**

The budget for The Good Life in Real Property Appraising Initiative is established by averaging the number of certified general real property appraiser applicants during a three-year period between 2023-2025 as a base for projections. Six applicants and supervisory real property appraisers are projected to submit one or more The Good Life in Real Property Appraising Initiative Reimbursement Application during SARAS Grant Award Year #1. As previously mentioned, The Good Life in Real Property Appraising Initiative is to utilize SARAS Grant funding to encourage certified general real property appraiser participation as supervisory real property appraisers and encourage growth in the number of new certified general real property appraisers credentialed through education, experience, and examination who currently reside in the State of Nebraska. As the program gains popularity, growth is projected to be exponential from year to year. A 25% increase in the number of certified general real property appraiser applications is projected for the SARAS Grant Award Year #2, or eight applicants. A 50% increase in the number of certified general real property appraiser applications is projected for the SARAS Grant Award Year #3, or twelve applicants. It is anticipated that each applicant and supervisory real property appraiser will submit one or more The Good Life in Real Property Appraising Initiative Reimbursement Application during this period (8 applicants for Year #2 and 12 applicants for Year #3). The Good Life in Real Property Appraising Initiative Reimbursement Application will be submitted for qualified benchmarks each SARAS Grant award year; however, it is difficult to determine the exact progress of each applicant during his or her journey; therefore, with the exception of the completion of a PAREA program, the proposed budget assumes 100% participation with full projections achieved, and full disbursement made for each possible benchmark. The proposed budget assumes applicant participation in PAREA programs at 50%. In cases where there is overlap between the potential disbursement for the applicant and the supervisory real property appraiser, the projected amount is split between the two. The table below outlines projected disbursements for each benchmark for each SARAS Grant award year.

The projected disbursement amounts for supervisory real property appraisers are calculated as follows:

**Time engaged in real property appraisal practice with a trainee real property appraiser** – Six supervisory real property appraisers in year one, eight supervisory real property appraisers in year two, and twelve supervisory real property appraisers in year three submit The Good Life in Real Property Appraising Initiative Reimbursement Application with evidence of 500 hours engaged in real property appraisal practice with a trainee real property appraiser (YR1: 6 S.A. x 500 hours @ \$10.00 per hour = \$30,000.00; YR2: 8 S.A. x 500 hours @ \$10.0 per hour = \$40,000.00; YR3: 12 S.A. x 500 hours @ \$10.00 per hour = \$60,000.00).

**Reimbursement of renewal credentialing fee for year in which trainee real property appraiser successfully upgrades to the certified general classification** - Six supervisory real property appraisers in year one, eight supervisory real property appraisers in year two, and twelve supervisory real property appraisers in year three submit The Good Life in Real Property Appraising Initiative Reimbursement Application with evidence of real property appraiser credential renewal, along with evidence of payment for renewal credentialing fee (YR1: 6 S.A. x \$325.00 renewal credentialing fee = \$1,950.00; YR2: 8 S.A. x \$350.00 renewal credentialing fee = \$2,800.00; YR3: 12 S.A. x \$350.00 renewal credentialing fee = \$4,200.00).

**Reimbursement of initial credentialing fee for trainee real property appraiser that successfully upgrades to the certified general classification paid by supervisory real property appraiser** - Three supervisory real property appraisers in year one, four supervisory real property appraisers in year two, and six supervisory real property appraisers in year three submit The Good Life in Real Property Appraising Initiative Reimbursement Application with evidence that trainee real property appraiser was issued a new credential as a certified general real property appraiser, along with evidence of payment of initial credentialing fee made by supervisory real property appraiser, or supervisory real property appraiser's employing organization (YR1: 3 S.A. x \$335.00 initial credentialing fee = \$1,005.00; YR2: 4 S.A. x \$350.00 initial credentialing fee = \$2,800.00; YR3: 6 S.A. x \$350.00 initial credentialing fee = \$4,200.00).

**Reimbursement of costs of qualifying education courses paid by supervisory real property for trainee real property appraiser** - Three supervisory real property appraisers in year one, four supervisory real property appraisers in year two, and six supervisory real property appraisers in year three submit The Good Life in Real Property Appraising Initiative Reimbursement Application with evidence of certificates of completion for up to twelve courses completed by a trainee real property appraiser meeting the requirements in Title 298 of the Nebraska Administrative Code as qualifying education for the certified general classification, along with evidence that payment was made by the supervisory real property appraiser, or supervisory real property appraiser's employing organization, for each qualifying education course up to \$500.00 per course (YR1: 3 S.A. x 12 courses @ \$500.00 per course = \$18,000.00; YR2: 4 S.A. x 12 courses @ \$500.00 per course = \$24,000.00; YR3: 6 S.A. x 12 courses @ \$500.00 per course = \$36,000.00).

**Reimbursement of costs of supervisory real property appraiser and trainee course paid by supervisory real property** – Six supervisory real property appraisers in year one, eight supervisory real property appraisers in year two, and twelve supervisory real property appraisers in year three submit The Good Life in Real Property Appraising Initiative Reimbursement Application with evidence a certificate of completion for a course meeting the requirements in Title 298 of the Nebraska Administrative Code as a supervisory real property appraiser and trainee course completed by the supervisory real property appraiser, along with evidence that payment for the supervisory real property appraiser and trainee course was made by the supervisory real property appraiser, or supervisory real property appraiser's employing organization up to \$500.00 (YR1: 6 S.A. x \$500.00 = \$3,000.00; YR2: 8 S.A. x \$500.00 = \$4,000.00; YR3: 12 S.A. x \$500.00 = \$6,000.00).

**Reimbursement of costs of Practical Applications of Real Estate Appraisal ("PAREA") program and/or Practicum Courses paid by supervisory real property for trainee real property appraiser-** One and 1/2 (one or two) supervisory real property appraisers in year one, two supervisory real property appraisers in year two, and three supervisory real property appraisers in year three submit The Good Life in Real Property Appraising Initiative Reimbursement Application with a certificate of completion meeting the requirements in Title 298 of the Nebraska Administrative Code evidencing the successful completion of a PAREA program by a trainee real property appraiser, along with evidence that payment for the program was made by the supervisory real property appraiser, or supervisory real property appraiser's employing organization (YR1: 1.5 S.A. x \$5000.00 per program = \$7,500.00; YR2: 2 S.A. x \$5,000.00 per program = \$10,000.00; YR3: 3 S.A. x 5,000.00 per program = \$15,000.00).

The projected disbursement amounts for trainee real property appraisers are calculated as follows:

**Office supplies and equipment purchased by a trainee real property appraiser** – Six trainee real property appraisers in year one, eight trainee real property appraisers in year two, and twelve trainee real property appraisers in year three submit The Good Life in Real Property Appraising Initiative Reimbursement Application with all receipts for office supplies and/or equipment purchased by the trainee real property appraiser, and evidence that the office supplies and/or equipment was purchased by the trainee real property appraiser up to \$1,900.00 (YR1: 6 T.A. x \$1,900.00 = \$11,400.00; YR2: 8 T.A. x \$1,900.00 = \$15,200.00; YR3: 12 T.A. x \$1,900.00 = \$22,800.00).

**Reimbursement of initial credentialing fee for certified general real property appraiser that successfully upgrades from the trainee real property appraiser classification** - Three trainee real property appraisers in year one, four trainee real property appraisers in year two, and six trainee real property appraisers in year three submit The Good Life in Real Property Appraising Initiative Reimbursement Application with evidence that trainee real property appraiser was issued a new credential as a certified general real property appraiser, along with evidence of payment of initial credentialing fee made by applicant for credentialing (YR1: 3 T.A. x \$335.00 initial credentialing fee = \$1,005.00; YR2: 4 T.A. x \$350.00 initial credentialing fee = \$2,800.00; YR3: 6 T.A. x \$350.00 initial credentialing fee = \$2,100.00).

**Reimbursement of costs of qualifying education courses paid by trainee real property** - Three trainee real property appraisers in year one, four trainee real property appraisers in year two, and six trainee real property appraisers in year three submit The Good Life in Real Property Appraising Initiative Reimbursement Application with evidence of certificates of completion for up to twelve courses completed by trainee real property appraiser meeting the requirements in Title 298 of the Nebraska Administrative Code as qualifying education for the certified general classification, along with evidence that payment was made by the trainee real property appraiser (YR1: 3 T.A. x 12 courses @ \$500.00 per course = \$18,000.00; YR2: 4 T.A. x 12 courses @ \$500.00 per course = \$24,000.00; YR3: 6 T.A. x 12 courses @ \$500.00 per course = \$36,000.00).

**Reimbursement of costs of Practical Applications of Real Estate Appraisal (“PAREA”) program and/or Practicum Courses paid by trainee real property appraiser** – One ½ (one or two) trainee real property appraisers in year one, two trainee real property appraisers in year two, and three trainee real property appraisers in year three submit The Good Life in Real Property Appraising Initiative Reimbursement Application with a certificate of completion meeting the requirements in Title 298 of the Nebraska Administrative Code evidencing the successful completion of a PAREA program by a trainee real property appraiser, along with evidence that payment for the program was made by the trainee real property appraiser (YR1: 1.5 T.A. x \$5,000.00 per program = \$7,500.00; YR2: 2 T.A. x \$5,000.00 per program = \$10,000.00; YR3: 3 T.A. x \$5,000.00 per program = \$15,000.00).

<b>SUPERVISORY REAL PROPERTY APPRAISER BENCHMARKS FOR DISBURSEMENT:</b>	<b>Year #1</b>	<b>Year #2</b>	<b>Year #3</b>
<b>Time engaged in real property appraisal practice with a trainee real property appraiser</b>	\$30,000.00	\$40,000.00	\$60,000.00
<b>Reimbursement of renewal credentialing fee for year in which trainee real property appraiser successfully upgrades to the certified general classification</b>	\$1,950.00	\$2,800.00	\$4,200.00
<b>Reimbursement of initial credentialing fee for trainee real property appraiser that successfully upgrades to the certified general classification paid by supervisory real property appraiser</b>	\$1,005.00	\$1,400.00	\$2,100.00
<b>Reimbursement of costs of qualifying education courses paid by supervisory real property for trainee real property appraiser</b>	\$18,000.00	\$24,000.00	\$36,000.00
<b>Reimbursement of costs of supervisory real property appraiser and trainee course paid by supervisory real property</b>	\$3,000.00	\$4,000.00	\$6,000.00
<b>Reimbursement of costs of Practical Applications of Real Estate Appraisal (“PAREA”) program and/or Practicum Courses paid by supervisory real property for trainee real property appraiser</b>	\$7,500.00	\$10,000.00	\$15,000.00
<b>Supervisory Real Property Appraiser Total:</b>	<b>\$61,455.00</b>	<b>\$82,200.00</b>	<b>\$123,300.00</b>
<b>TRAINEE REAL PROPERTY APPRAISER BENCHMARKS FOR DISBURSEMENT:</b>	<b>Year #1</b>	<b>Year #2</b>	<b>Year #3</b>
<b>Office supplies and equipment purchased by a trainee real property appraiser</b>	\$11,400.00	\$15,200.00	\$22,800.00
<b>Reimbursement of initial credentialing fee for certified general real property appraiser that successfully upgrades from the trainee real property appraiser classification</b>	\$1,005.00	\$1,400.00	\$2,100.00

<b>Reimbursement of costs of qualifying education courses paid by trainee real property</b>	\$18,000.00	\$24,000.00	\$36,000.00
<b>Reimbursement of costs of Practical Applications of Real Estate Appraisal (“PAREA”) program and/or Practicum Courses paid by trainee real property appraiser</b>	\$7,500.00	\$10,000.00	\$15,000.00
<b>Trainee Real Property Appraiser Total:</b>	\$37,905.00	\$50,600.00	\$75,900.00
<b>OVERALL TOTAL FOR DISBURSEMENT:</b>	\$99,360.00	\$132,800.00	\$199,200.00

**Performance Measures/Objectives**

The Good Life in Real Property Appraising Initiative is to utilize SARAS Grant funding to encourage certified general real property appraiser participation as supervisory real property appraisers and encourage growth in the number of new certified general real property appraisers credentialed through education, experience, and examination who currently reside in the State of Nebraska. The Good Life in Real Property Appraising Initiative also creates a financial incentive for both supervisory real property appraisers and trainee real property appraisers, promoting entry into the profession. In addition to easing the financial strain on supervisory real property appraisers and trainee real property appraisers, The Good Life in Real Property Appraising Initiative allows for more meaningful engagement in the training process at a pace that ensures that the training is effective.

In order to qualify for reimbursement, a trainee real property appraiser or a supervisory real property appraiser must meet one or more of the benchmarks identified above, submit the required support for the benchmark, and submit The Good Life in Real Property Appraising Initiative Reimbursement Application, which requires that the trainee real property appraiser or the supervisory real property appraiser provide a summary as to how the Uniform Standards of Professional Appraisal Practice was incorporated into the training. These efforts reduce future appraiser enforcement activities of the Real Property Appraiser Board by raising standards of appraisal quality and reducing errors, which improves the state regulation of appraisers; and improves the Nebraska Real Property Appraiser Board’s ability to ensure real property appraiser compliance with federal requirements.

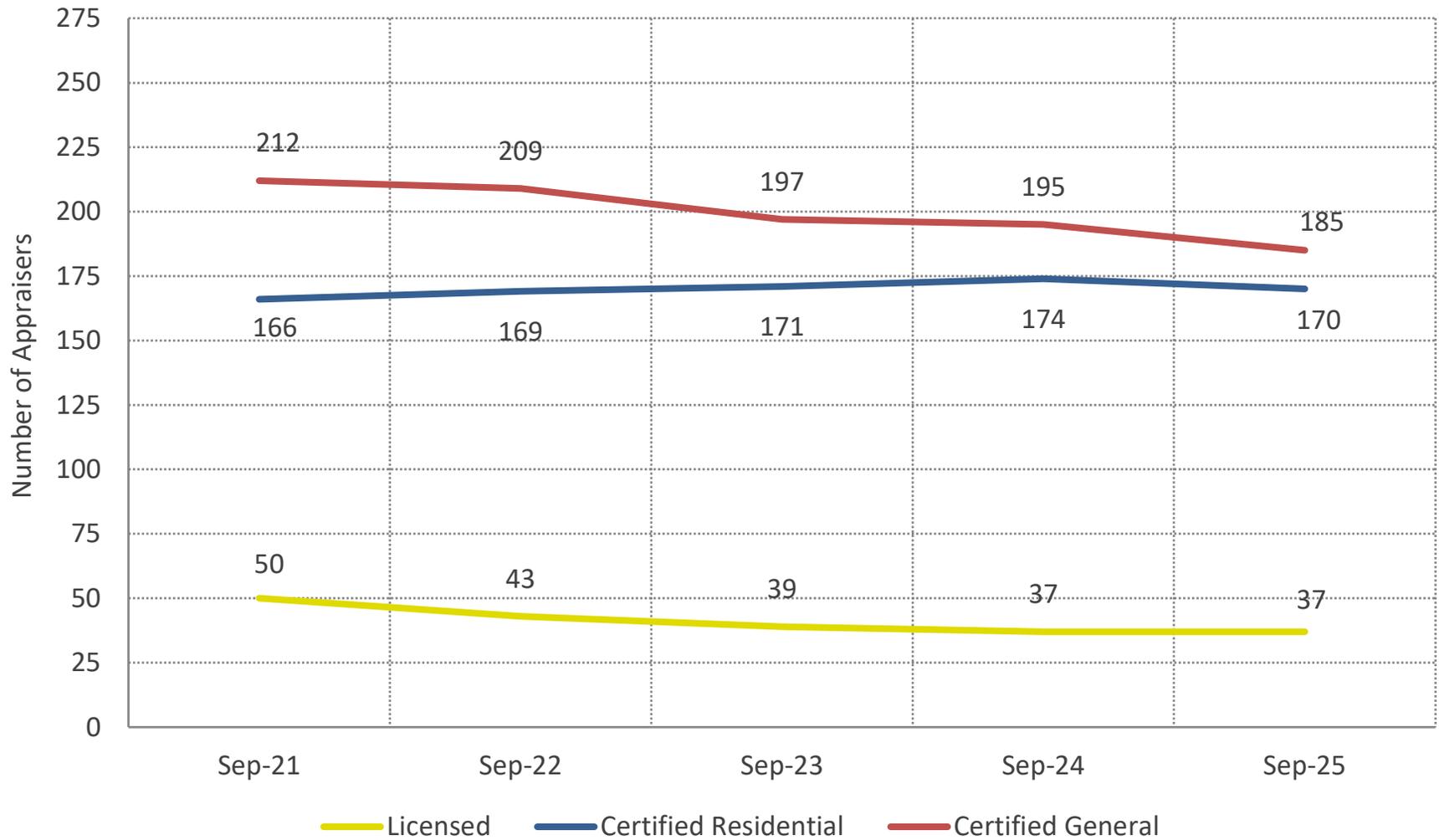
As mentioned during the Budget section of this narrative, as the program gains popularity, growth is projected to be exponential from year to year. A 25% increase in the number of certified general real property appraiser applications is projected for the SARAS Grant Award Year #2, or eight applicants; and a 50% increase in the number of certified general real property appraiser applications is projected for the SARAS Grant Award Year #3, or twelve applicants. Achieving these projections indicates that the objectives are being met.

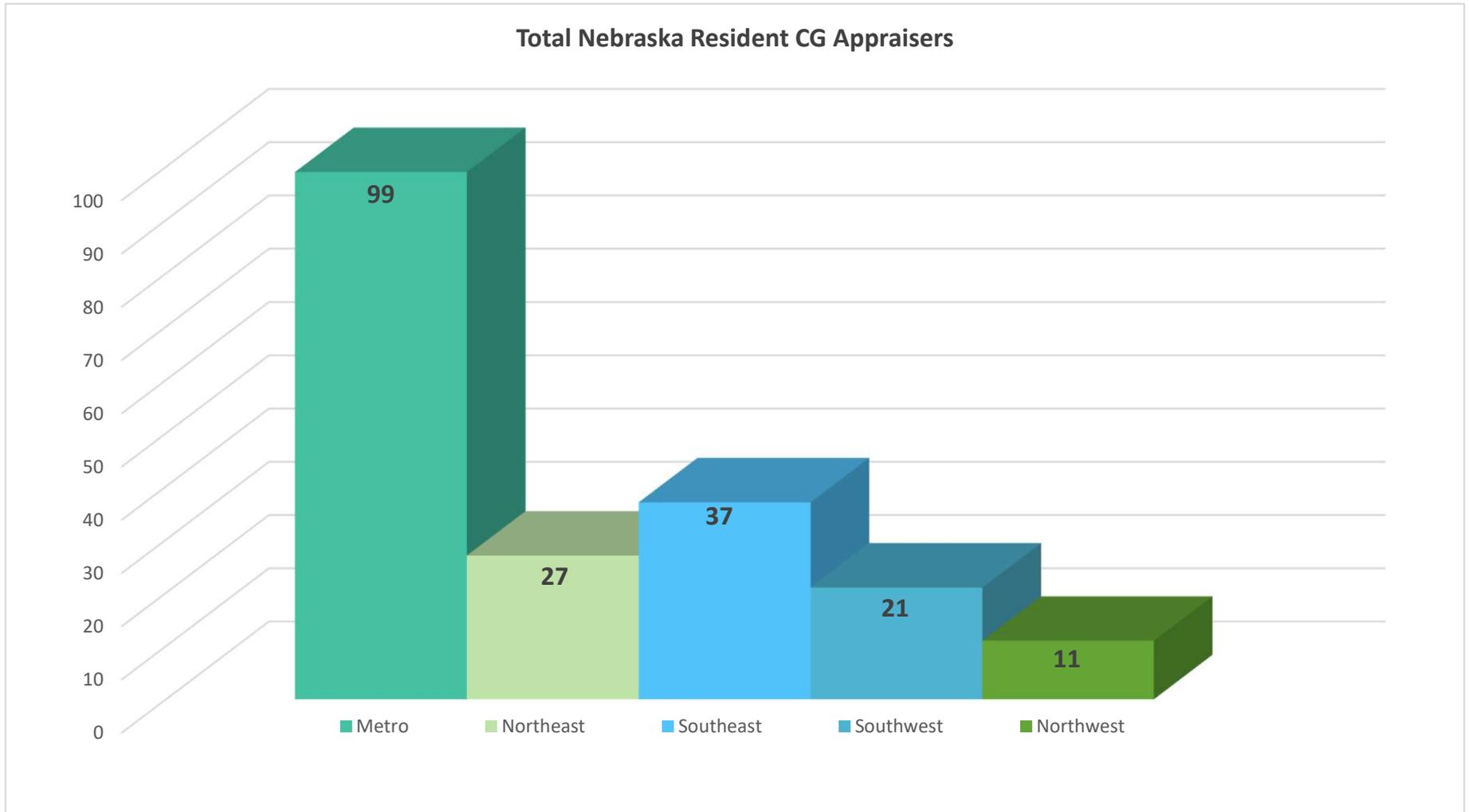
Finally, another performance measure is the number of The Good Life in Real Property Appraising Initiative Reimbursement Applications received each SARAS Grant award year, and the number of and amounts of disbursements made. Program complication may overburden potential submissions; therefore, an increase in the number of submissions and disbursement amounts each SARAS Grant award year, relative to the number of new certified general real property appraiser applications, shows the objectives are being met as well.

### **Evaluation Plan**

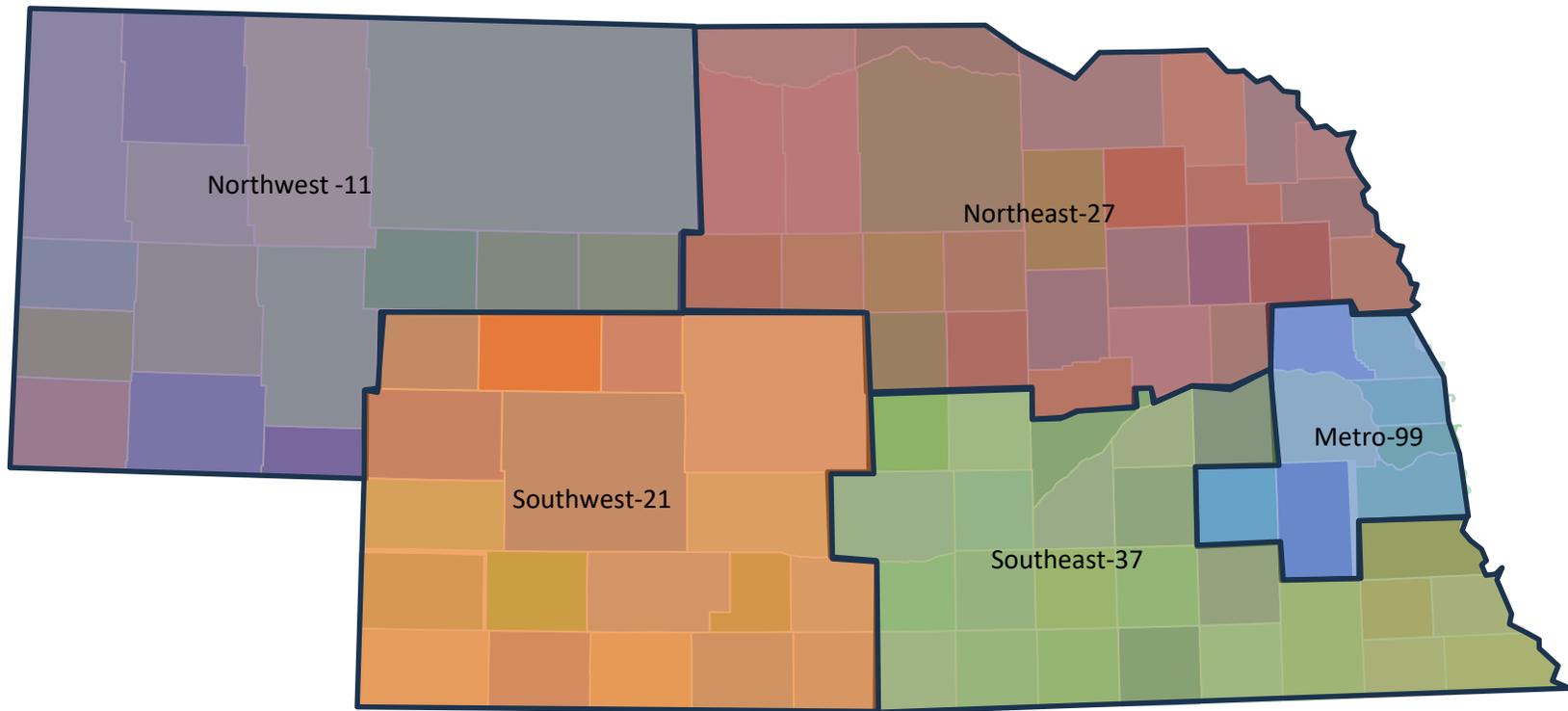
The performance measures and objectives will be monitored on an ongoing basis. At the end of SARAS Grant Award Year #1 and SARAS Grant Award Year #2, a summary will be prepared that outlines the number of The Good Life in Real Property Appraising Initiative Reimbursement Applications received, the benchmarks identified in each application, and disbursements made for each identified benchmark. In addition, the summary will provide an analysis on the number of The Good Life in Real Property Appraising Initiative Reimbursement Applications compared to the number of applications for credentialing as a certified general real property appraiser received, and an assessment on the effectiveness of the performance measures and objectives. Any changes needed to better promote program awareness, changes to The Good Life in Real Property Appraising Initiative Reimbursement Application, changes to the processes and procedures for intake, review and disbursement, or changes to the qualifications will be made between the end of one SARAS Grant award year and before the Board begins accepting applications for the next SARAS Grant award year.

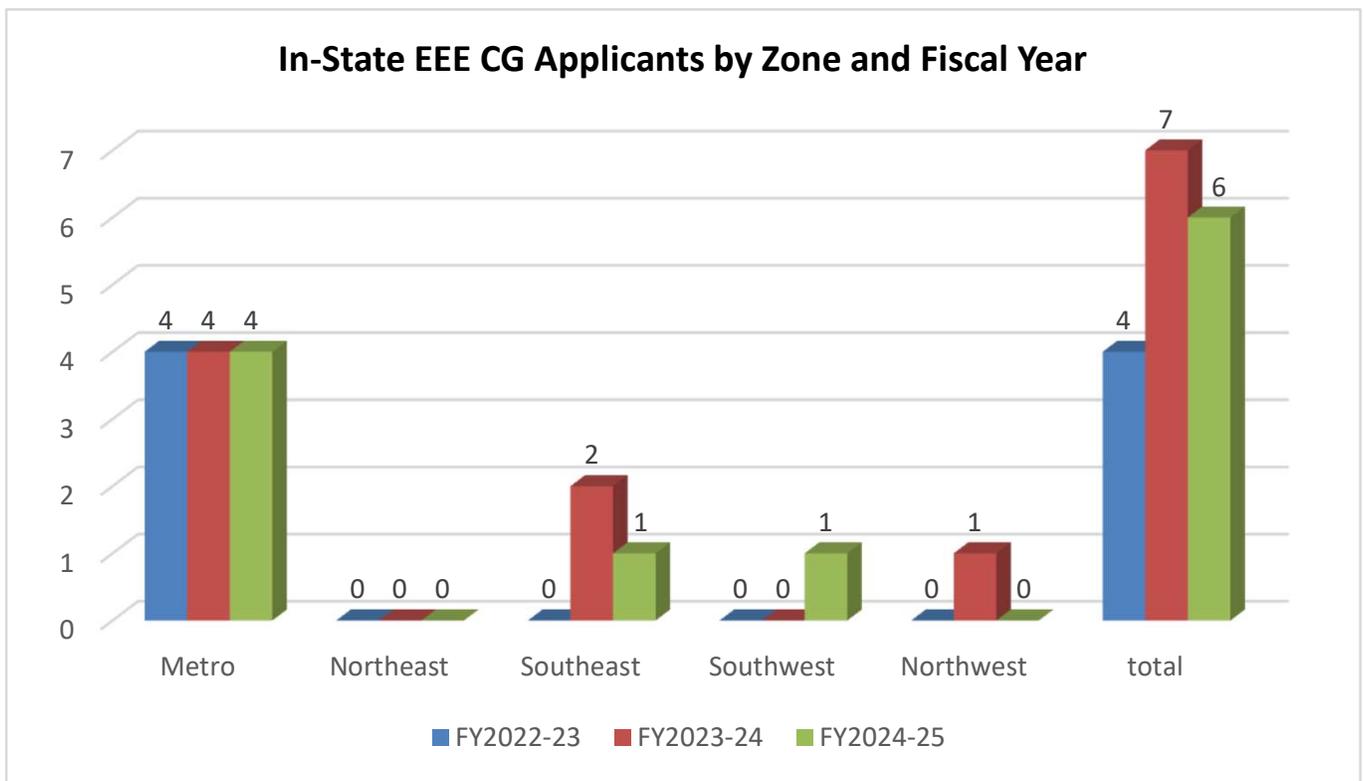
### Real Property Appraisers Credentialed through Education, Experience, and Examination (not including Trainee) - Five Year Trend

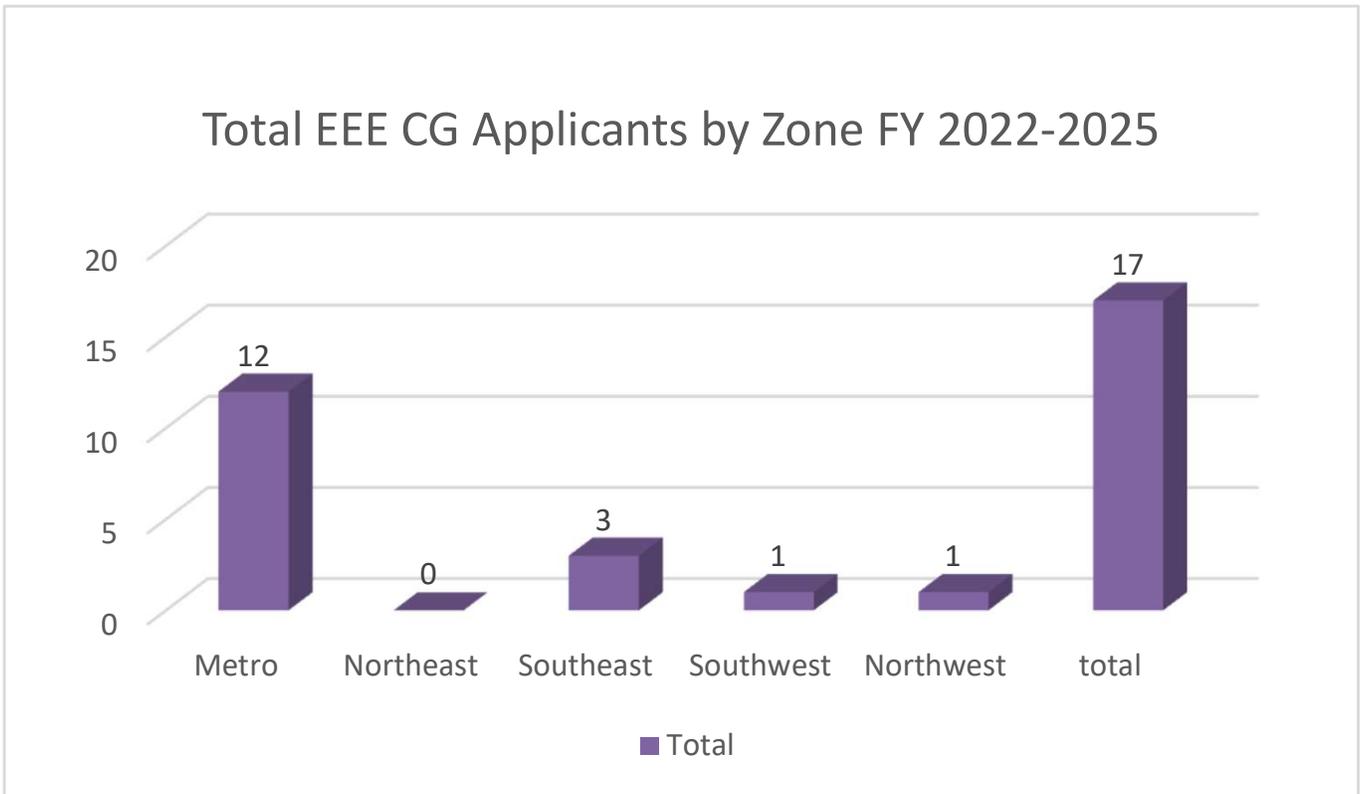




Nebraska Resident Certified General Appraisers by Zone FY2022-25







Nebraska Resident Certified General Applicants by Zone

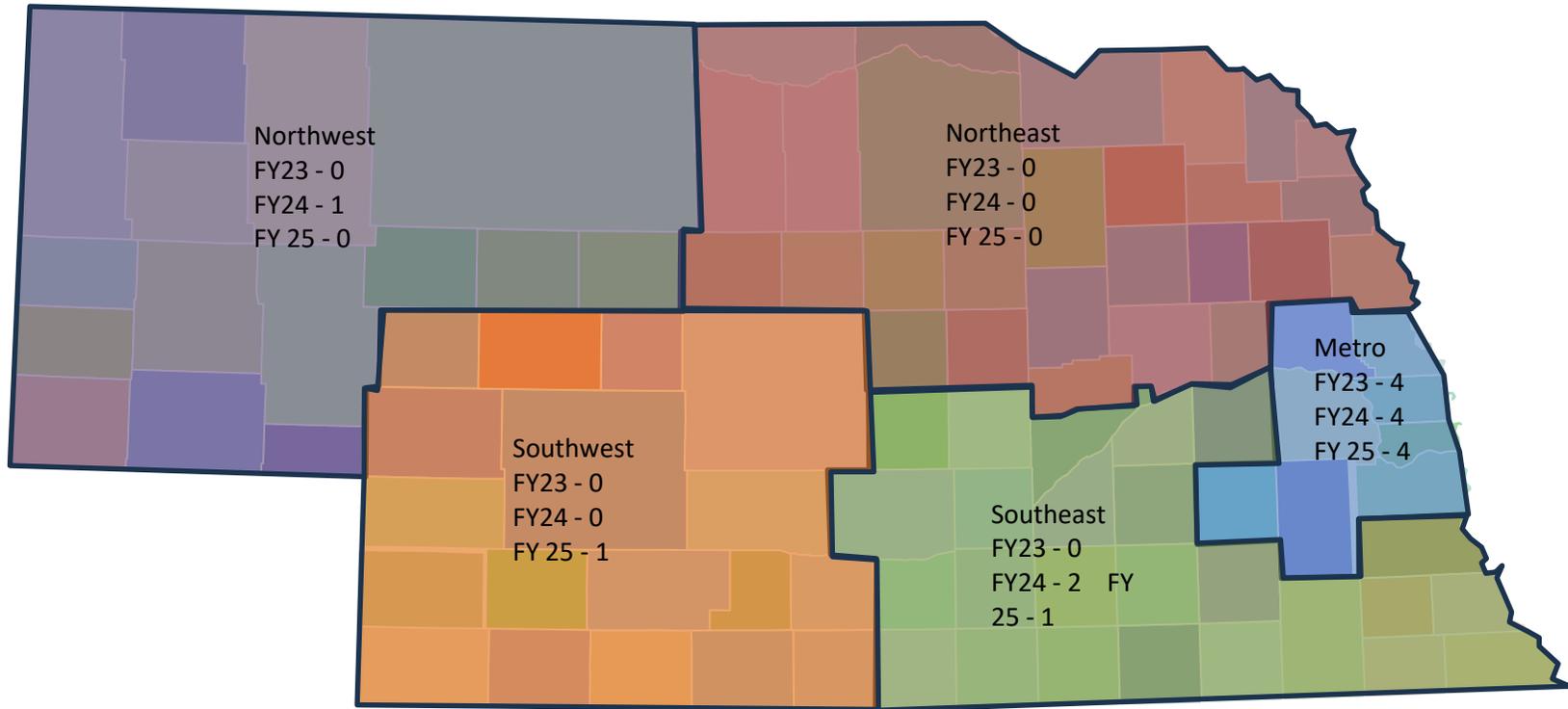


Exhibit #3

2023 APPLICANT NUMBER	2023 APPLICATION DATE	2023 HOURS	2024 APPLICANT NUMBER	2024 APPLICATION DATE	2024 HOURS	2025 APPLICANT NUMBER	2025 APPLICATION DATE	2025 HOURS	TOTAL HOURS	APPRAISER AVERAGE
CG23006	2/22/2023	2718							2718	2718
CG23009	3/14/2023	833							833	833
CG23011	3/28/2023	461							461	461
CG23022	5/24/2023	797							797	797
CG23025	8/4/2023	940							940	940
CG23033	9/29/2023	444							444	444
CG23034	10/12/2023	195							195	195
CG23036	10/30/2023	305				CG25011	6/17/2025	253	558	279
CG23038	11/8/2023	4762							4762	4762
CG23039	11/13/2023	236.5							236.5	236.5
			CG24001	2/13/2024	288.5				288.5	288.5
			CG24002	2/20/2024	1130				1130	1130
			CG24014	8/2/2024	236				236	236
			CG24020	10/22/2024	250				250	250
			CG24021	10/30/2024	3553				3553	3553
			CG24022	12/20/2024	298				298	298
						CG25007	3/26/2025	397.5	397.5	397.5

<b>YEAR AVERAGE</b>	1169.15			959.25			325.25
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<b>3 YEAR AVERAGE</b>	817.88
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## Falls, Colby

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**From:** Karla Cisneros <Karla@asc.gov>  
**Sent:** Thursday, February 5, 2026 8:32 AM  
**To:** Falls, Colby  
**Cc:** Kohtz, Tyler; Grants; Regeane Frederique; John Brenan  
**Subject:** Re: NRPAB SARAS Grant Narrative Review

Good morning, Colby.

Thank you for your request. We appreciate the opportunity to review your narrative and commend your Board for presenting an exceptionally professional and well-rounded proposal. Your approach to addressing the shortage of appraisers in your state is concise, comprehensive, and outcome-oriented. However, we are unable to offer specific determinations or feedback at this time, as there is uncertainty regarding our statutory authority to fund projects aimed at addressing appraiser shortages.

The ASC is currently soliciting feedback from GAO on whether the ASC would violate the purpose statute (31 U.S.C. § 1301) if it were to provide State appraiser certifying and licensing agencies (State Agencies) with State Appraiser Regulatory Agencies Support (SARAS) grant funding for projects that address a State's shortage of federally licensed appraisers.

We hope to have a determination in the next few months. Please feel free to follow up with us.

Thank you,  
Karla

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**From:** Falls, Colby <Colby.Falls@nebraska.gov>  
**Sent:** Wednesday, February 4, 2026 10:35 AM  
**To:** Karla Cisneros <Karla@asc.gov>  
**Cc:** Kohtz, Tyler <tyler.kohtz@nebraska.gov>  
**Subject:** NRPAB SARAS Grant Narrative Review

Good morning Karla,

The Nebraska Real Property Appraiser Board is preparing to apply for a second SARAS Grant once the next Notice of Funding Availability is released. Prior to submitting an official application, the Board requests that you please conduct a preliminary review of the attached SARAS grant narrative. Any feedback would be greatly appreciated.

Thank you,

**Colby Falls**  
**Business Programs Manager**  
**Nebraska Real Property Appraiser Board**  
301 Centennial Mall South, First Floor  
Lincoln, NE 68509-4963  
Phone: (402) 471-9015  
Email: [colby.falls@nebraska.gov](mailto:colby.falls@nebraska.gov)  
Website: [appraiser.ne.gov](http://appraiser.ne.gov)



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Bill Color Key	
<span style="color: blue;">■</span>	NRPAB High Priority Bills
<span style="color: red;">■</span>	Nebraska State Government Bills
<span style="color: green;">■</span>	General Interest Bills

109th Legislature (2nd Regular Session) Bills of NRPAB Interest as of January 15, 2026	
Bill:	<a href="#">LB29</a>
Title:	Create a review process for agency rules and regulations
Status:	January 7, 2026 - Title printed. Carryover bill
Summary:	LB29 amends the Administrative Procedure Act to, as of January 1, 2026, require that each state agency review all existing rules and regulations and every three years after. Each agency head shall designate a person responsible for this oversight. An electronic submission of detailed report with supportive documents shall be submitted to the Clerk of the Legislature on or before June 30th in year review is conducted. The review shall include whether or not rule and regulation is essential to health, safety or welfare of public; a costs vs benefits analysis; report that agency has process in place to measure effectiveness; report if a less restrictive rule and regulation has been considered; and report rule and regulation is a result of state statutory requirement, federal mandate, or court mandate. Upon receipt of agency reports, the Reference Committee of the Legislature shall reference each report to the standing committee based on jurisdictional oversight and the committee shall review and report to Clerk of Legislature by December 15th with recommendations for legislation or clarification. Agency and rulemaking and regulation shall be suspended during pendency of the review process unless rules and regulations impact the health, safety and welfare of the public, is time sensitive, or subject to state or federal regulation deadlines.
Legislature Information and Status:	<a href="https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=59121&amp;docnum=LB29&amp;leg=109">https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=59121&amp;docnum=LB29&amp;leg=109</a>
Notes:	Provisions/portions of <a href="#">LB29</a> amended into <a href="#">LB660</a> by <a href="#">AM1008</a> .
Bill:	<a href="#">LB221</a>
Title:	Provide a procedure to fill unfilled gubernatorial appointments
Status:	January 7, 2026 - Title printed. Carryover bill
Summary:	In the case of a gubernatorial appointment for a seat that has been vacant for six months or more, LB221 would authorize the legislative committee of jurisdiction to take applications for the seat and forward recommendations to the Governor for possible appointment. If the seat remains vacant for another three months after the date recommendations are forwarded to the Governor, the Executive Board of the Legislative Council may make the appointment.
Legislature Information and Status:	<a href="https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=59531&amp;docnum=LB221&amp;leg=109">https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=59531&amp;docnum=LB221&amp;leg=109</a>
Notes:	

Bill:	<a href="#">LB224</a>
Title:	Require paid maternity leave for state employees (Guereca Priority Bill)
Status:	January 7, 2026 - Title printed. Carryover bill
Summary:	LB224 defines maternity leave and provides eligibility for qualified state employees.
Legislature Information and Status:	<a href="https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=59595&amp;docnum=LB224&amp;leg=109">https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=59595&amp;docnum=LB224&amp;leg=109</a>
Notes:	
Bill:	<a href="#">LB233</a>
Title:	Require coverage for in vitro fertilization for state employees under the Nebraska State Insurance Program
Status:	January 7, 2026 - Title printed. Carryover bill
Summary:	Beginning July 1, 2025, the Nebraska State Insurance Program shall include coverage for in vitro fertilization. The special coverages permitted by this section shall be made available uniformly to all employees, but each employee shall retain the option to choose the special coverage or coverages which he or she desires or to reject all such special coverages. Coverage is limited to those individuals who have been unable to conceive or produce conception or sustain a successful pregnancy through less expensive and medically viable infertility treatment or procedures covered under the program, except that nothing in this subdivision shall be construed to deny the coverage required by this section to any individual who foregoes a particular infertility treatment or procedure if the individual's physician determines that such treatment or procedure is likely to be unsuccessful.
Legislature Information and Status:	<a href="https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=58948&amp;docnum=LB233&amp;leg=109">https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=58948&amp;docnum=LB233&amp;leg=109</a>
Notes:	
Bill:	<a href="#">LB366</a>
Title:	Create the Legislative Economic Analysis Unit and the Chief Economist
Status:	January 7, 2026 - Title printed. Carryover bill
Summary:	LB366 amends §84-901 and §84-901.04 to establish the Legislative Economic Analysis Unit within the Legislature. The bill requires that any rule or regulation projected to have an economic impact of one million dollars or more over five years undergo a regulatory impact analysis before it can take effect. It also mandates that agencies submit cost-benefit analyses, job impact projections, and other relevant data for legislative review. Additionally, LB366 establishes a sixty-day waiting period for major rules unless approved by the Legislature and provides judicial review procedures for determining whether a rule qualifies as a major regulation. The Unit is responsible for providing a regulatory impact analysis of (1) any major rule or regulation or any proposed major rule or regulation; (2) existing rules and regulations; and (3) significant grants received from the federal government or sources outside state government when requested by the Speaker or committee of jurisdiction. LB366 provides certain requirements for the contents of the regulatory impact analysis and reporting of any analysis completed. The bill also provides requirements for information provided by any agency promulgating rules or regulations to the Unit for the purposes of completing the regulatory impact analysis. LB366 requires Legislative action to ratify a rule or regulation within 60 legislative days. The bill includes intent language to

	extend the legislative session or for the Governor to call a special session to approve proposed rules or regulations. If the Legislature is not in session, the Governor may approve a rule or regulation if a statement is included explaining why an emergency exists or why a federal requirement requires an earlier effective date; why the Legislature cannot be called into session to approve such rule or regulation; and why the rules or regulation complies with emergency powers or is required by federal law.
Legislature Information and Status:	<a href="https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=59007&amp;docnum=LB366&amp;leg=109">https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=59007&amp;docnum=LB366&amp;leg=109</a>
Notes:	Section 2 of the bill provides for a baseline of 1%-2% contribution of each agency budget for incorporating the cost of the analysis.
Bill:	<a href="#">LB403</a>
Title:	Create the Office of Grants and provide duties
Status:	January 7, 2026 - Title printed. Carryover bill
Summary:	LB403 establishes the Office of Grants within the executive branch to support the identification and coordination of federal and national grant opportunities for Nebraska state agencies, political subdivisions, and community-based organizations.
Legislature Information and Status:	<a href="https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=59524&amp;docnum=LB403&amp;leg=109">https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=59524&amp;docnum=LB403&amp;leg=109</a>
Notes:	
Bill:	<a href="#">LB433</a>
Title:	Exempt deputy directors and agency attorneys from the State Personnel System and change membership provisions under the State Employees Retirement Act
Status:	January 7, 2026 - Title printed. Carryover bill
Summary:	LB433 amends Neb. Rev. Stat. § 81-1316 to add deputy directors and attorneys among exclusions to the State Personnel System. Deputy Directors and Attorneys currently employed in these positions would have the option to remain in the State Personnel System or become exempt. LB433 also waives the 120-day wait for a permanent employee to be rehired to public service at the State of Nebraska as required by the State Employees Retirement System. N.R.S. § 84-1307 is amended to allow employees who were once permanently employed and contributing members of the state retirement system to return to re-employment with the state prior to waiting 120 days and resume participation in the retirement system upon rehire as a temporary employee.
Legislature Information and Status:	<a href="https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=58983&amp;docnum=LB433&amp;leg=109">https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=58983&amp;docnum=LB433&amp;leg=109</a>
Notes:	

Bill:	<a href="#">LB472</a>
Title:	Adopt the Regulatory Management Act
Status:	January 7, 2026 - Title printed. Carryover bill
Summary:	<p>LB472 establishes the Office of Regulatory Management within the Executive Branch. This Office aims to enhance and utilize transparency to reduce unnecessary regulatory burdens and ensure that new regulations are evidence-based and cost-effective. The office shall establish a baseline catalog of regulatory requirements currently in effect in all state agencies, boards or commissions. This catalog requires cooperation and communication from all state entities. Agencies shall complete an internal review of regulatory requirements. The review must contain the statutory authority or requirement and other relevant documentation related to the regulation. The initial review must be completed no later than 6 months after the effective date of the act. Subsequent reviews should be completed every 2 years or within 60 days of a request from the Office of Regulatory management. These reviews must contain estimates of monetized and nonmonetized costs or benefits if they are feasible. The office shall publish a biennial report showing the change in number and estimated impact of the regulatory requirement by agency, along with a cost estimate for the median citizen. The office must analyze each new regulatory requirement enacted by each agency to ensure best practices. These best practices are outlined within the act. It also outlines a process to follow when it is determined the regulation was not established using best practices.</p>
Legislature Information and Status:	<a href="https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=59549&amp;docnum=LB472&amp;leg=109">https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=59549&amp;docnum=LB472&amp;leg=109</a>
Notes:	
Bill:	<a href="#">LB565</a>
Title:	Provide and change requirements relating to agency guidance documents
Status:	January 7, 2026 - Title printed. Carryover bill
Summary:	<p>LB565 creates new duties for agencies which promulgate rules and regulations under the Administrative Procedures Act (APA). LB565 would prohibit the issuance of new guidance documents on or after July 1, 2025 and before July 1, 2027, unless required under Federal rules. LB565 would restrict guidance documents from imposing greater regulations than federal requirements and would revoke guidance documents issued on or after July 1, 2022 and before July 1, 2025 pending a formal rulemaking process.</p> <p><a href="#">AM239</a> removes all state agencies from the bill except for the Department of Health and Human Services – Division of Developmental Disabilities (filed).</p>
Legislature Information and Status:	<a href="https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=59607&amp;docnum=LB565&amp;leg=109">https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=59607&amp;docnum=LB565&amp;leg=109</a>
Notes:	

Bill:	<a href="#">LB634</a>
Title:	Adopt the Legislative Sunset Review Act and eliminate the Legislature's Planning Committee (Executive Board Priority Bill)
Status:	January 7, 2026 - Title printed. Carryover bill
Summary:	<p>LB485 creates the Legislative Sunset Review Committee for the purpose of reviewing reviewable entities and proposing legislation to eliminate or modify such reviewable entities. The Legislative Sunset Review Committee is comprised of the following members: (a) The chairperson of the Executive Board of the Legislative Council; (b) The chairperson of the Appropriations Committee of the Legislature; and (c) Five other members of the Legislature to be chosen by the Executive Board of the Legislative Council. The Legislative Sunset Review Committee shall create a schedule to perform sunset reviews of reviewable entities, with the initial sunset reviews beginning in 2027. Each reviewable entity shall be scheduled for review every five years. The performance measures for each program and activity provided by the reviewable entity and three years of data for each measure that provides actual results for the immediately preceding two years and projected results for the fiscal year that begins in the year that the reviewable entity report is scheduled to be submitted to the Legislature; (b) An explanation of factors that have contributed to any failure to achieve the legislative standards; (c) The promptness and effectiveness with which the reviewable entity disposes of complaints concerning persons affected by the entity; (d) The extent to which the reviewable entity has encouraged participation by the public in making its rules and decisions as opposed to participation solely by those it regulates and the extent to which public participation has resulted in rules compatible with the objectives of the reviewable entity; (e) The extent to which the reviewable entity has complied with applicable requirements of state law and applicable rules regarding purchasing goals and programs for small and minority-owned businesses; (f) A statement of any statutory objectives intended for each program and activity, the problem or need that the program and activity were intended to address, and the extent to which these objectives have been achieved; (g) An assessment of the extent to which the jurisdiction of the reviewable entity and its programs overlap or duplicate those of other reviewable entities and the extent to which the programs can be consolidated with those of other reviewable entities;</p> <p>(h) An assessment of less restrictive or alternative methods of providing services for which the reviewable entity is responsible which would reduce costs or improve performance while adequately protecting the public; (i) An assessment of the extent to which the reviewable entity has corrected deficiencies and implemented recommendations contained in reports of the Auditor of Public Accounts, legislative interim studies, and federal audit entities; (j) The process by which the reviewable entity actively measures quality and efficiency of services it provides to the public; (k) The extent to which the reviewable entity complies with public records requirements under sections 84-712 to 84-712.09 and the Open Meetings Act; (l) The extent to which alternative program delivery options, such as privatization, outsourcing, or insourcing, have been considered to reduce costs or improve services to residents of this state; (m) Recommendations to the Legislature for statutory, budgetary, or regulatory changes that would improve the quality and efficiency of services delivered to the public, reduce costs, or reduce duplication; (n) The effect of federal intervention or loss of federal funds if the reviewable entity is terminated; (o) A list of each advisory committee relating to the reviewable entity, including those established in statute and those established by managerial initiative, and for each advisory committee; (p) Programs or functions of the reviewable entity that are performed without specific statutory authority; and (q) Other information requested by the Legislature. Upon receipt of any report under section 5 of this act, the Legislative Sunset Review Committee may and the appropriate legislative committee shall conduct a review of the reviewable entity and its advisory committees, including an examination of the cost of each program of the</p>

	reviewable entity, an evaluation of best practices and alternatives that would result in the administration of the reviewable entity in a more efficient or effective manner, an examination of the viability of privatization or a different reviewable entity performing the functions, and an evaluation of the cost and consequences of discontinuing the reviewable entity. In its report on any reviewable entity, the Legislative Sunset Review Committee shall: (1) Make recommendations on the termination, continuation, or reorganization of each reviewable entity and its advisory committees and on the need for the performance of the functions of the reviewable entity and its advisory committees; (2) Make recommendations on the consolidation, transfer, or reorganization of programs within reviewable entities not under review when the programs duplicate functions performed in reviewable entities under review; and (3) Propose legislation in the next regular legislative session to carry out the recommendations of the Legislative Sunset Review Committee.
Legislature Information and Status:	<a href="https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=58758&amp;docnum=LB634&amp;leg=109">https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=58758&amp;docnum=LB634&amp;leg=109</a>
Notes:	LB634 is an Executive Board priority bill.
Bill:	<a href="#">LB664</a>
Title:	Change the Administrative Procedure Act to require agencies to allow for public comment and submissions on proposed rules and regulations and change permissible venue for civil actions challenging rules and regulations
Status:	January 7, 2026 - Title printed. Carryover bill
Summary:	LB664 would change processes under the Administrative Procedure Act (APA) and proposes to allow for public comment and submissions relating to the proposal or adoption of rules or regulations as well as challenges to rules or regulations in locations outside of Lancaster County.  Provisions/portions of <a href="#">LB664</a> amended into <a href="#">LB660</a> by <a href="#">AM1008</a> .
Legislature Information and Status:	<a href="https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=59579&amp;docnum=LB664&amp;leg=109">https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=59579&amp;docnum=LB664&amp;leg=109</a>
Notes:	
Bill:	<a href="#">LB772</a>
Title:	Eliminate provisions allowing certain transfers of funds
Status:	February 2, 2026 – Hearing before the Appropriations Committee
Summary:	LB772 would eliminate provisions relating to transfers from certain funds to the State General Fund as provided.  AMC Fund is included in Section 53.
Legislature Information and Status:	<a href="https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=62842">https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=62842</a>
Notes:	

Bill:	<a href="#">LB776</a>
Title:	Provide a duty for each state agency to examine fees charged
Status:	February 18, 2026 – Hearing before the Government, Military, and Veterans Affairs Committee
Summary:	LB776 would provide a duty for each state agency to examine fees charged.
Legislature Information and Status:	<a href="https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=62843">https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=62843</a>
Notes:	
Bill:	<a href="#">LB799</a>
Title:	Adopt the Service Contract Reporting Act
Status:	February 10, 2026 – Hearing before the Urban Affairs Committee
Summary:	LB799 would provide a duty for each state agency to provide a report on service contracts awarded by a city, county, or state agency for the provision of legal services, accounting services, financial consulting services, management consulting services, health care services, engineering services, architectural services, information technology services, marketing and advertising services, human resources consulting services, environmental consulting services, educational and training services, snow removal and hauling services, janitorial services, custodial and cleaning services, yard maintenance services, or tree removal services. The report shall contain the following information: (1) The name and address of each individual or entity that was awarded a service contract during the most recently completed fiscal year and the type of service involved in each such contract; (2) The total dollar value of service contracts awarded during the most recently completed fiscal year; (3) The total dollar value of service contracts awarded during the most recently completed fiscal year to an individual or entity located within an economic redevelopment area or a qualified census tract; and (4) A description of any efforts made by the city, county, or state agency to increase the number of service contracts awarded to individuals and entities located within economic redevelopment areas and qualified census tracts.
Legislature Information and Status:	<a href="https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=62795&amp;docnum=LB799&amp;leg=109">https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=62795&amp;docnum=LB799&amp;leg=109</a>
Notes:	
Bill:	<a href="#">LB800</a>
Title:	Adopt updates to building and energy codes
Status:	January 20, 2026 – Hearing before the Urban Affairs Committee
Summary:	LB800 updates the state building and energy codes to include Chapter 11 of the 2024 edition of the International Building Code and to include Chapter 13 of the 2024 edition of the International Residential Code.
Legislature Information and Status:	<a href="https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=62789">https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=62789</a>
Notes:	

Bill:	<a href="#">LB801</a>
Title:	Adopt updates to building and energy codes
Status:	January 20, 2026 – Hearing before the Urban Affair Committee
Summary:	LB801 updates the state building and energy codes to include Chapter 11 of the 2024 edition of the International Building Code and to include Chapter 13 of the 2024 edition of the International Residential Code.
Legislature Information and Status:	<a href="https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=62790">https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=62790</a>
Notes:	
Bill:	<a href="#">LB878</a>
Title:	Require paid maternity leave for state employees
Status:	January 30, 2026 – Hearing before the Government, Military, and Veterans Affair Committee
Summary:	LB878 defines maternity leave and provides eligibility for qualified state employees.  <a href="#">FA462</a> strikes Section 1 (filed).
Legislature Information and Status:	<a href="https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=63092">https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=63092</a>
Notes:	
Bill:	<a href="#">LB898</a>
Title:	Change which political subdivisions may use virtual conferencing for meetings under the Open Meetings Act and change related requirements
Status:	February 5, 2026 – Hearing before the Government, Military, and Veterans Affair Committee
Summary:	LB898 changes the virtual conferencing requirements in the Open Meetings Act to allow public bodies whose members are not appointed or elected on a statewide basis, or public bodies whose functions are advisory or conducting studies, to hold more than one-half of its meetings by virtual conferencing if such public body holds at least one meeting each calendar year that is not by virtual conferencing.
Legislature Information and Status:	<a href="https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=62831">https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=62831</a>
Notes:	

Bill:	<a href="#">LB919</a>
Title:	Allow for the use of durable accessible mediums for public records
Status:	February 19, 2026 – Hearing before the Government, Military, and Veterans Affairs Committee
Summary:	LB919 adds other accessible durable medium to the roll form of microfilm as a substitute for the method of recording instruments in books, and the filing of all documents for the method of filing original documents. LB919 also deems a medium accessible if it is able to be retrieved through intellectual, digital, or physical means within institutional or legal parameters.
Legislature Information and Status:	<a href="https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=63022">https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=63022</a>
Notes:	
Bill:	<a href="#">LB973</a>
Title:	Provide for free parking for state employees
Status:	January 30, 2026 – Hearing before the Government, Military, and Veterans Affairs Committee
Summary:	LB973 would provide for off-street parking for state employees at no cost and require that the Buildings Administrator develop a system of equitable billing and charges for parking facilities used by visitors.
Legislature Information and Status:	<a href="https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=63205">https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=63205</a>
Notes:	
Bill:	<a href="#">LB1048</a>
Title:	Change and eliminate reporting requirements for certain government agencies and preparation of the state executive budget and eliminate the Small Business Advisory Council, the Suggestion Award Board, and the state employee suggestion system
Status:	February 6, 2026 – Hearing before the Government, Military, and Veterans Affairs Committee
Summary:	LB1048 would change or eliminate reporting requirements for certain government agencies and change requirements for the state executive budget.
Legislature Information and Status:	<a href="https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=62865">https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=62865</a>
Notes:	The only effect on the Board is reduced reporting in the Biennial Budget submission.
Bill:	<a href="#">LB1049</a>
Title:	Require the Legislative Fiscal Analyst to prepare economic impact reports for regulatory actions
Status:	February 12, 2026 – Hearing before the Government, Military, and Veterans Affairs Committee
Summary:	LB1049 requires, along with a fiscal note, the the Legislative Fiscal Analyst shall prepare and submit an economic impact report to the appropriate standing committee of the Legislature, for any legislative bill that would require, as the result of being signed into law, regulatory action by an agency as defined in section 84-901.8. The economic impact report shall include a cost benefit analysis including: (a) The estimated primary or direct benefits; (b) The estimated cost savings or financial benefits to society; (c) The estimated number of businesses or other entities to which

	the regulatory action will apply; (d) The identity of any localities and types of businesses or other entities that will be particularly affected by the regulatory action; (e) The estimated compliance costs for regulated entities, including costs for affected businesses, localities, or entities; (f) The estimated impact on the use and value of private property, including additional costs related to the development of real estate for commercial or residential purposes; (g) The estimated effect on state expenditures, including estimated administrative expenses; (h) The estimated secondary or indirect costs; and (i) Key assumptions and sources of uncertainty. State agencies shall cooperate with the Legislative Fiscal Analyst by providing any information relevant to the economic impact report. LB1049 also requires that a report is created and submitted to the Clerk of the Legislature at the end of each calendar year, indexed by agency, including the total number of new and amended rules and regulations adopted and promulgated that year.
Legislature Information and Status:	<a href="https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=63544&amp;docnum=LB1049&amp;leg=109">https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=63544&amp;docnum=LB1049&amp;leg=109</a>
Notes:	
Bill:	<a href="#">LB1071</a>
Title:	LB1071 provides, changes, and eliminates provisions related to appropriations for the expenses of Nebraska State Government for the biennium ending June 30, 2027
Status:	February 2, 2026 – Hearing before the Appropriations Committee
Summary:	LB1071 is the mainline appropriations and capital construction bill for the biennium that ends on June 30, 2027.
Legislature Information and Status:	<a href="https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=62648">https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=62648</a>
Notes:	LB1071 does not include the Board’s request for funding for the health insurance cost increase to the agency in the amount of \$12,263.00 for FY2025-26 and \$12,876.00 in FY2026-27 due to the 18.5% increase to the agency expense for health insurance.
Bill:	<a href="#">LB1072</a>
Title:	LB1072 provides for and change transfers from the Cash Reserve Fund and provides, changes, and eliminates provisions relating to fees, funds, fund transfers, agency powers and duties, and various statutory programs
Status:	February 2, 2026 – Hearing before the Appropriations Committee
Summary:	LB1072 provides for fund transfers, changes provisions governing the administration and the use of funds.
Legislature Information and Status:	<a href="https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=62666">https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=62666</a>
Notes:	LB1072 includes a \$100,000.00 cash fund transfer out of the Appraisal Management Company Fund.  Director Kohtz testified before the Appropriations Committee on February 6, 2026. The Committee was respectfully requested to consider striking the transfer of funds from the AMC Fund to allow the Board an adequate cash fund balance to ensure proper financial protection.

Bill:	<a href="#">LB1081</a>
Title:	Require state agencies and political subdivisions to purchase flags made in the United States
Status:	January 20, 2026 – Referred to the Government, Military and Veterans Affairs Committee
Summary:	LB1081 would require state agencies and political subdivisions to purchase flags made in the United States.
Legislature Information and Status:	<a href="https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=62587">https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=62587</a>
Notes:	
Bill:	<a href="#">LB1134</a>
Title:	Change and provide limitations on updates to state and local building codes, electrical codes, and energy codes
Status:	February 10, 2026 – Notice of Hearing before the Urban Affair Committee for February 24, 2026
Summary:	LB1134 updates the state building and energy codes to return to the 2009 edition the International Building Code and prohibits a county, city, or village that enacts administers, or enforces a local building or energy code from adopting or updating such code without providing third-party evidence verifying that the update or change is necessary to protect the public from eminently dangerous situations or otherwise required by state or federal law. Until January 1, 2031, a county, city, or village shall not adopt or enforce a local building, energy, or electrical code that it is more stringent or a more updated version than the state building code.
Legislature Information and Status:	<a href="https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=63308">https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=63308</a>
Notes:	
Bill:	<a href="#">LB1145</a>
Title:	Change provisions relating to notice requirements for a meeting of a public body under the Open Meetings Act
Status:	February 5, 2026 – Hearing before the Government, Military and Veterans Affairs Committee
Summary:	LB1145 changes the Open Meeting Act to allow all public bodies to give advanced publicized notice of the time and place of each meeting by a method designated by each public body and recorded in the minutes. For governing bodies of political subdivisions, notice shall be given at least twice a year of the regular meeting schedule, location and the method designated by the political subdivision in a legal newspaper of general circulation within the political subdivision’s jurisdiction; this provision does not apply to a city of the second class or village, any advisory committee of a public body or a governing body of a rural or suburban fire protection district. Failure to comply with the notice requirements shall not cause any motion , resolution , rule, regulation, ordinance, or formal action of a public body to be void or voidable. All other notice requirements for political subdivisions are stricken.
Legislature Information and Status:	<a href="https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=63724">https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=63724</a>
Notes:	

Bill:	<a href="#">LB1147</a>
Title:	Require the Auditor of Public Accounts to investigate impoundment of funds by the Governor and submit a quarterly report
Status:	February 18, 2026 – Hearing before the Government, Military and Veterans Affairs Committee
Summary:	LB1147 requires the Auditor of Public Accounts to investigate any complaints of impoundment of funds by the Governor or by any official or employee of the executive branch of state government at the direction of the Governor and submit a quarterly report to the Clerk of the Legislature. A complaint of impoundment of funds may be filed with the Auditor of Public Accounts by any member of the Legislature, state agency, or eligible recipient of public funds approved by the Legislature.
Legislature Information and Status:	<a href="https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=63011">https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=63011</a>
Notes:	
Bill:	<a href="#">LB1227</a>
Title:	Change provisions relating to local energy codes and local electrical codes
Status:	February 10, 2026 – Notice of Hearing before the Urban Affair Committee for February 24, 2026
Summary:	LB1227 updates the state building and energy codes to prohibit a county, city, or village from adopting or enforcing a local electrical code that provides standards that are different than those prescribed by the State Electrical Board pursuant to the State Electrical Act, except that a county, city, or village may provide for the inspection of electrical installations by a certified electrical Inspector. Prior to adopting any new local energy codes, a county, city, or village shall determine whether the new local energy code is cost efficient. A county, city, or village shall not adopt a new local energy code such county, city, or village determines not cost efficient.
Legislature Information and Status:	<a href="https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=63656">https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=63656</a>
Notes:	



# THE NEBRASKA APPRAISER

News from the Nebraska Real Property Appraiser Board

Winter 2026

## Director's Comments



Director Tyler Kohtz

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

## New Year, New Opportunities

Each new year brings change to the Board, and with that, opportunity and a fresh perspective. In January, the Board elected new officers for 2026; congratulations to Kevin Hermesen and Rod Johnson. The Board also welcomed Lori Johnson, who was appointed by Governor Pillen as the Board's First Congressional District Representative in December. Board Member Johnson jumped right in and is already making a positive contribution. The Board begins 2026 at full strength and is ready to go to work. The 109th Legislature is now back in session, and the Board is following many bills of interest as the session progresses. LB1072 introduced on January 15th would transfer another \$100,000.00 from the Board's AMC Fund to the State's General Fund after transferring \$250,000.00 from the Appraiser Fund and AMC Fund last year. The Board hopes to get this amount reduced as much as possible. As always, the Board is here for you, so please feel free to contact me by phone or email with any questions or comments. I hope that you enjoy this edition of The Nebraska Appraiser.

## In This Issue

### NRPAB Quick Hits:

- Election of 2026 NRPAB Officers
- Legislation of NRPAB Interest
- Compliance Update (October – December 2025)
- Guidance Documents Adopted/Retired Between October and December of 2025
- Employee Anniversaries
- Valuation Bias and Fair Housing Laws and Regulations Course

### In the Spotlight:

- Lori Johnson Appointed as First Congressional District Certified Real Property Appraiser Representative on the Board

### Coming and Going:

- Who's New? (October - December 2025)
- Real Property Appraiser and AMC Numbers and Trends as of January 1, 2026
- Real Property Appraiser Credential Renewal Report as of January 1, 2026

### Financial Snapshot:

- December 31, 2025 Financial Report

### Upcoming NRPAB Meetings:

- ◆ March 19, 2026 @ NRPAB Office (Conference Room)
- ◆ April 16, 2026 @ NRPAB Office (Conference Room)
- ◆ May 21, 2026 @ NRPAB Office (Conference Room)

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

## NRPAB Quick Hits

- ◆ Congratulations to Kevin Hermsen, who was elected as the Board's chairperson for 2026, and to Rodney Johnson, who was elected as the Board's vice-chairperson for 2026. Hermsen has served on the Board since 2022 and was the vice-chairperson in 2025. Johnson has been a member of the Board since 2023. Both individuals have displayed the leadership qualities required to keep the Board's momentum going into 2026.
- ◆ Each legislative session, the Board follows legislative bills introduced by the Nebraska State Legislature that may have an impact on the real property appraiser profession or agency operations. A summary of these bills, along with the link to the legislative information, can be found on the main page of the Board's website at: [appraiser.ne.gov](http://appraiser.ne.gov). Select the hyperlink titled "2026 Nebraska Legislation of NRPAB Interest" in the blue box on the right-hand side of the page. If you have any comments regarding any of the bills listed in this document, please feel free to contact the Board's office at 402-471-9015, or email Director Kohtz at [tyler.kohtz@nebraska.gov](mailto:tyler.kohtz@nebraska.gov).
- ◆ Compliance Update
  - \* Between the months of October and December, no grievances were filed against any Nebraska-credentialed real property appraisers. During this time, no disciplinary actions were taken by the Board against any appraisers.
  - \* Between the months of October and December one grievance was filed against an appraisal management company. During this time, no disciplinary actions were taken by the Board against any appraisal management companies.
- ◆ The Nebraska Real Property Appraiser Board retired no guidance documents, and adopted no new guidance documents, between October and December. All guidance documents are available for viewing on the Board's website at: [https://appraiser.ne.gov/guidance\\_documents.html](https://appraiser.ne.gov/guidance_documents.html).
- ◆ Congratulations to Karen Loll, who has been with the Board for two years as of October 23rd.



## Board Members

*Chairperson of the Board*  
**Kevin P. Hermsen**, Gretna  
Certified General Appraiser  
2<sup>nd</sup> District Representative  
Term Expires: January 1, 2027

*Vice-Chairperson of the Board*  
**Rodney Johnson**, Norfolk  
Certified General Appraiser  
Licensed Real Estate Broker Rep  
Term Expires: January 1, 2028

*Board Member*  
**Derek Minshull**, North Platte  
Financial Institutions Rep  
Term Expires: January 1, 2029

*Board Member*  
**Adam Batie**, Kearney  
Certified General Appraiser  
3rd District Representative  
Term Expires: January 1, 2030

*Board Member*  
**Lori Johnson**, Lincoln  
Certified General Appraiser  
1<sup>st</sup> District Representative  
Term Expires: January 1, 2031

### *Have questions? We have answers!*

Questions related to appraisal management company registration and renewal: [nrpab.amc@nebraska.gov](mailto:nrpab.amc@nebraska.gov)

Questions related to AMC Login: [nrpab.amclogin@nebraska.gov](mailto:nrpab.amclogin@nebraska.gov)

Questions related to real property appraiser credentialing: [nrpab.credentialing@nebraska.gov](mailto:nrpab.credentialing@nebraska.gov)

Questions related to real property appraiser credential renewal: [nrpab.renewals@nebraska.gov](mailto:nrpab.renewals@nebraska.gov)

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

Questions related to investigations, or how to file a grievance: [nrpab.compliance@nebraska.gov](mailto:nrpab.compliance@nebraska.gov)

Questions related to Appraiser Login: [nrpab.AppraiserLogin@nebraska.gov](mailto:nrpab.AppraiserLogin@nebraska.gov)

General Questions: [nrpab.questions@nebraska.gov](mailto:nrpab.questions@nebraska.gov)

## NRPAB Quick Hits

- ◆ On June 22, 2023, the Appraiser Qualifications Board of The Appraisal Foundation adopted modifications to the Real Property Appraiser Qualification Criteria (“Criteria”) that require all applicants for credentialing as a real property appraiser, and all active real property appraisers, complete valuation bias and fair housing laws and regulations courses. LB992 updated the Nebraska Real Property Appraiser Act to implement the Criteria effective January 1, 2026.

Any application for credentialing as a real property appraiser in Nebraska, whether for an initial credential or an upgrade to a higher classification, must include the eight-hour valuation bias and fair housing laws and regulations qualifying education course after December 31, 2025. The Board will utilize the postmark date to determine if eight hours of valuation bias and fair housing laws and regulations qualifying education is required for the application. All other requirements for approval as qualifying education apply.

Beginning January 1, 2026, the continuing education requirements for all Nebraska real property appraisers are amended to include completion of the valuation bias and fair housing laws and regulations course once every two years. The seven-hour valuation bias and fair housing laws and regulations course is required for any credential holder who has not successfully completed the eight-hour valuation bias and fair housing laws and regulations course required to qualify for a credential as a real property appraiser. The four-hour valuation bias and fair housing laws and regulations course is required for any credential holder who has successfully completed the seven-hour valuation bias and fair housing laws and regulations course or the qualifying education eight-hour valuation bias and fair housing laws and regulations course. If you hold an active credential on January 1, 2026, you must successfully complete the eight-hour valuation bias and fair housing laws and regulations course or the seven-hour valuation bias and fair housing laws and regulations course on or before December 31, 2027. All other requirements for continuing education approval apply.

If you have any questions about the valuation bias and fair housing laws and regulations courses, please contact Education Program Manager, Kashinda Sims by phone at 402-471-9022 or by email at [nrpab.education@nebraska.gov](mailto:nrpab.education@nebraska.gov).

## NRPAB Staff

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402-471-9015  
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**Colby Falls**  
Business Programs Manager  
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Phone: 402-471-9015

Fax: 402-471-9017

Website: [appraiser.ne.gov](http://appraiser.ne.gov)



[Visit NRPAB on Facebook](#)



What's new at  
The Appraisal  
Foundation?  
[appraisalfoundation.org](http://appraisalfoundation.org)



What's new at the  
Appraisal Subcommittee?  
[asc.gov](http://asc.gov)



What's new at the  
AARO?  
[aaro.net](http://aaro.net)

## In the Spotlight: Lori Johnson Appointed as First Congressional District Certified Real Property Appraiser Representative on the Board

Governor Jim Pillen appointed Nebraska Certified General Real Property Appraiser Lori Johnson to the Nebraska Real Property Appraiser Board as the First Congressional District Certified Real Property Appraiser Representative on December 15, 2025. Newly appointed Board Member Johnson was sworn in by Chief Deputy Secretary of State Colleen Byelick on January 15, 2026.

Johnson has been a Certified General Real Property Appraiser since 2007 and is a shareholder and senior staff appraiser with Great Plains Appraisal in Lincoln, Nebraska. Johnson has extensive experience appraising commercial, industrial, and special-purpose properties throughout Nebraska and Iowa, and has an expertise in skilled nursing, memory care, assisted living, and independent living facilities. Johnson has also been a member of the Nebraska Chapter of the Appraisal Institute since 2009 and is currently the appointed appraiser from the private sector on the State of Nebraska Rent-Restricted Housing Projects Valuation Committee.

Johnson, who graduated from Neligh-Oakdale High School in Neligh, Nebraska, earned an associate's degree from Southeast Community College in Lincoln, Nebraska, and a bachelor's degree in Business Management from Doane University in Lincoln, Nebraska.

Johnson, her husband Aaron, and their two children, Brady and Emma, reside in Lincoln, Nebraska.

Johnson's term on the Board will run through December 31, 2030. If you would like to offer your congratulations to Lori Johnson, please email Director Kohtz at [tyler.kohtz@nebraska.gov](mailto:tyler.kohtz@nebraska.gov) with your comments.



*Bighorn Sheep rams with buttes in background at Fort Robinson State Park in Dawes County. Photo credit: Nebraskaland Magazine/Nebraska Game and Parks Commission.*

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*"I'm honored to serve on the Board and grateful for the opportunity to support our profession. It's a meaningful opportunity to give back to the industry that has shaped my career."*

*– Lori Johnson*

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## Who's New?

The Nebraska Real Property Appraiser Board congratulates the following individuals who received real property appraiser credentials, and the organizations newly registered as appraisal management companies, between October and December of 2025.

### *Certified General Real Property Appraisers*

**Heyde, Brock**, Overland Park, KS – CG2025025R  
**Garlock, John**, Omaha, Ne – CG2025026R  
**Hall, William**, Pasadena, CA – CG2025027R  
**Reed, Krista**, Houston TX – CG2024026R  
**DeLeon, Ryan**, Menasha, WI – CG2025028R  
**Wethington, Jeremiah**, Abilene, TX – CG2025029R  
**Anderson, Joshua**, Fairbury, NE – CG2025030R  
**Judeh, Jumana**, Dearborn, MI – CG2025031R  
**Hummel, Matthew**, Kansas City, MO – CG2025032R  
**Malcom, Michelle**, Lincoln, NE – CG2025033  
**Cacan, Goncagul**, Omaha, NE – CG2025034

### *Certified Residential Real Property Appraisers*

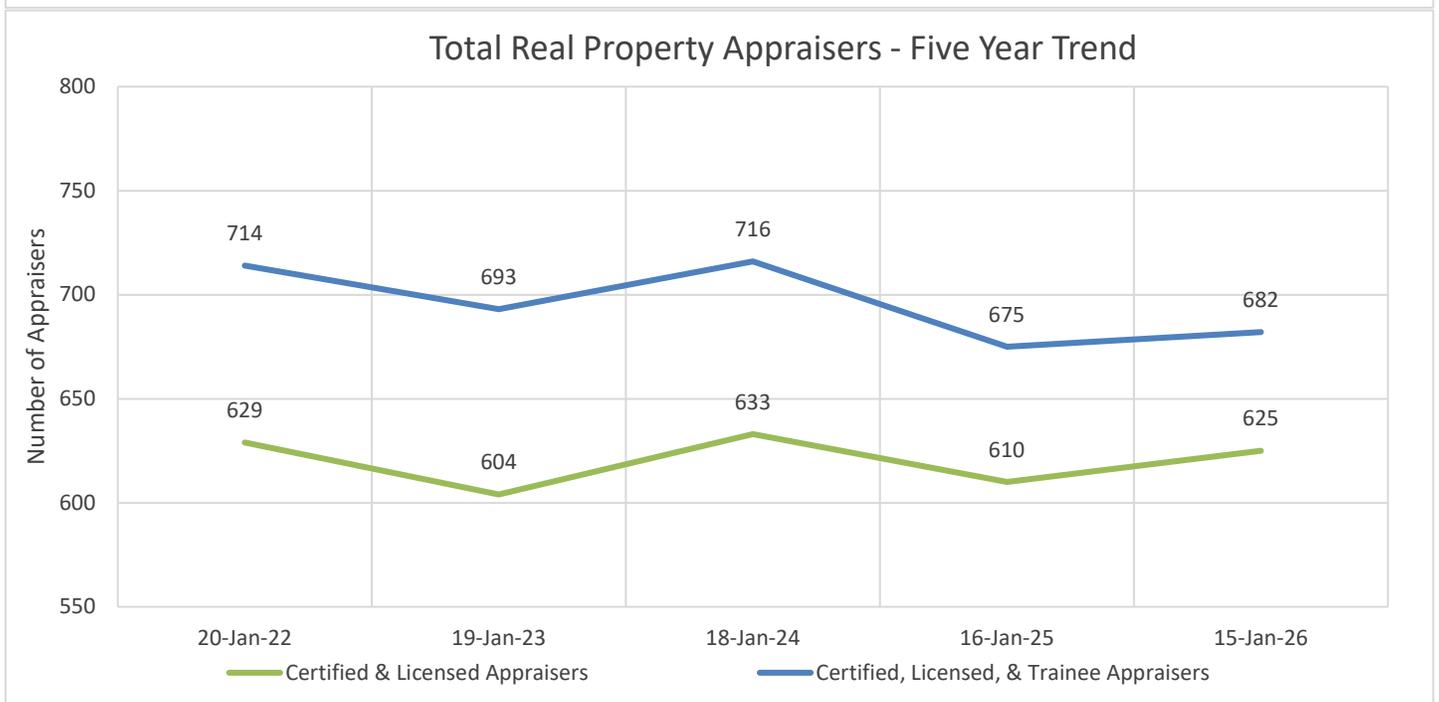
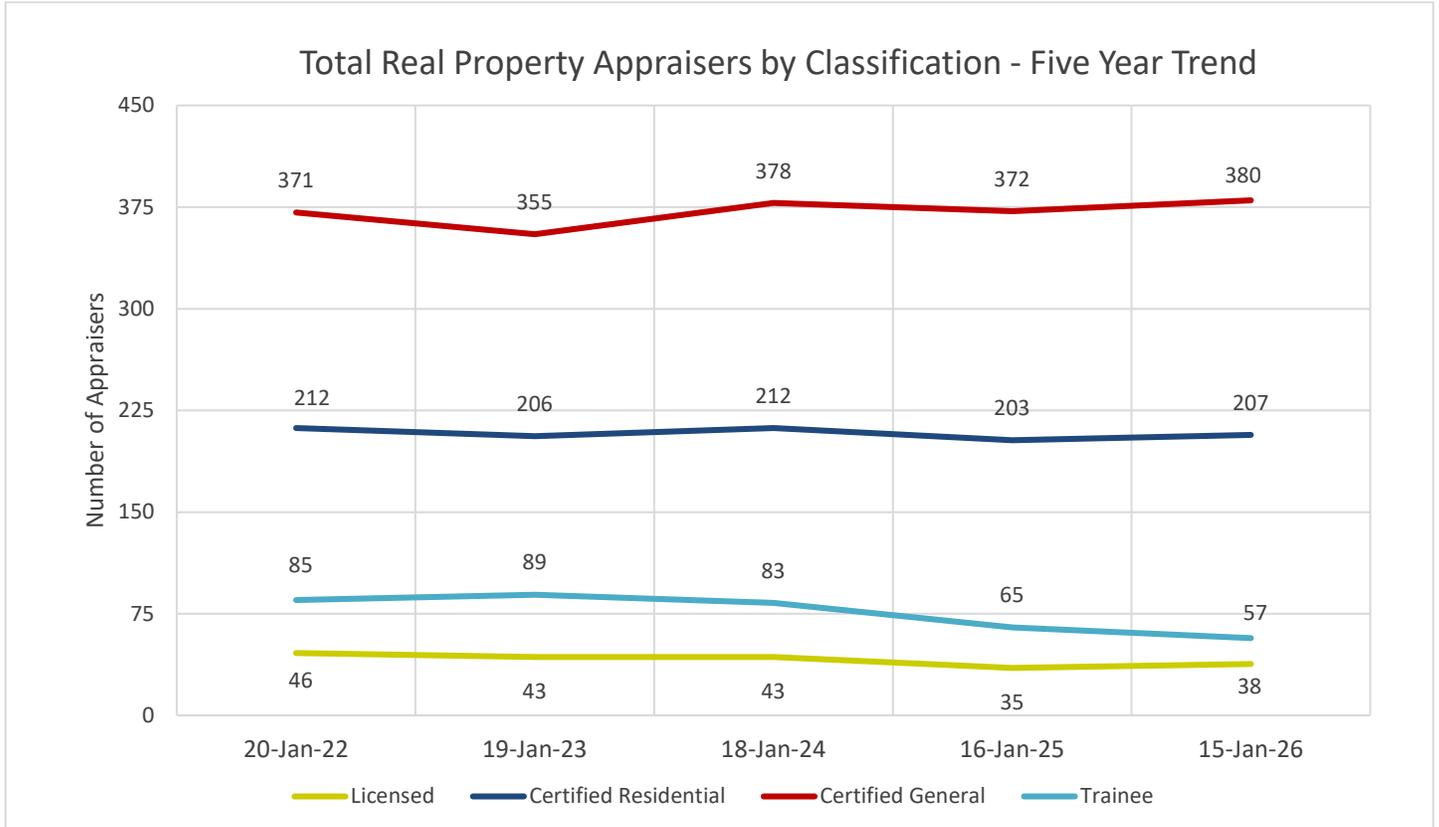
**Styskal, Jill**, Lincoln, NE – CR2024010  
**Allen, David**, New Bern, NC – CR2024011R  
**Bruna, John**, Beatrice, NE – CR2024012  
**Coder, Patrick**, Omaha, NE – CR2024013

### *Appraisal Management Companies*

**Appraisers First, Inc.**, Bloomfield, NJ – NE2025003  
**Tamarisk Appraisals LLC.**, New York, NY – NE2025004  
**Atlas VMS, Inc.**, Miami, FL – NE2025005

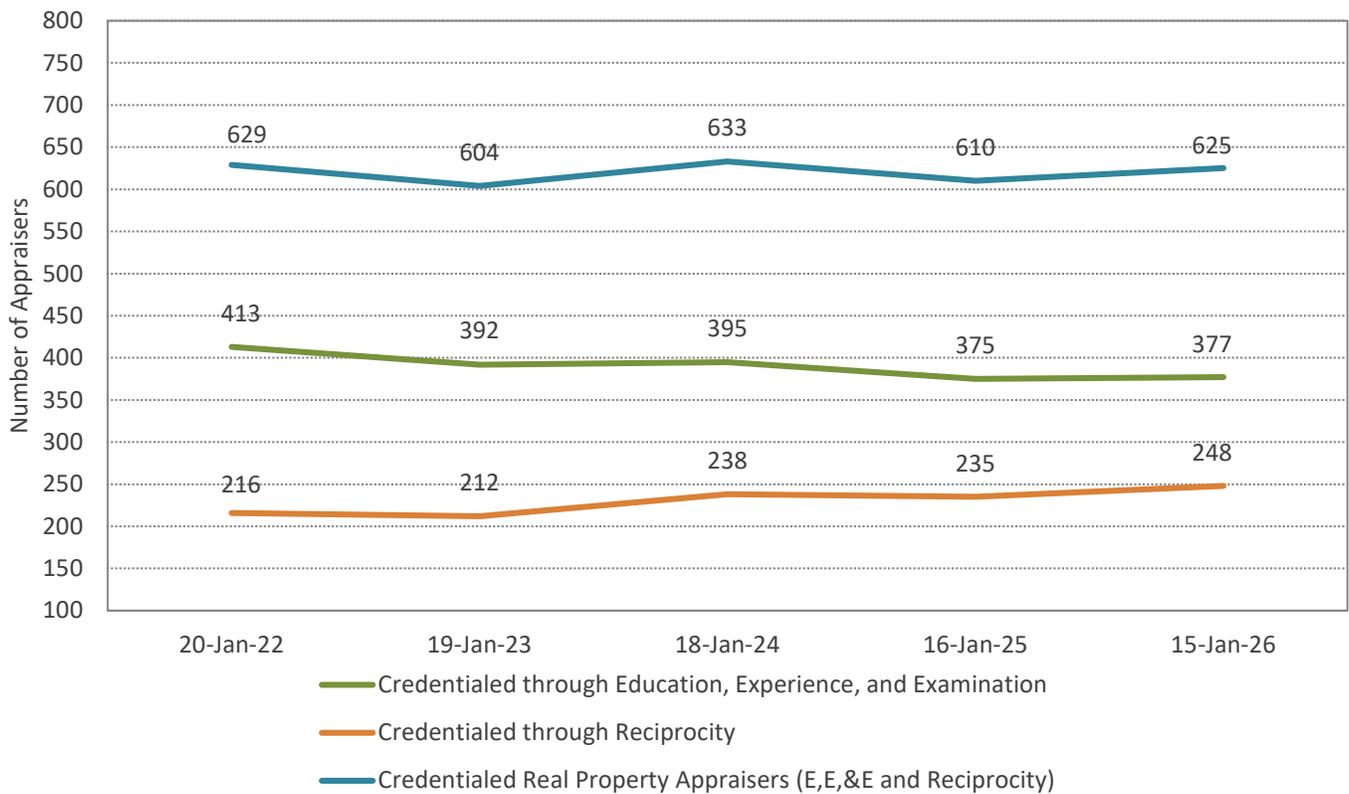
## Real Property Appraiser and AMC Numbers and Trends as of January 1, 2026

The charts below outline the five-year trend for the number of Nebraska credentialed real property appraisers and Nebraska registered appraisal management companies as of January 1, 2026. There are currently 625 licensed residential, certified residential, and certified general real property appraisers in Nebraska, and 57 credentialed trainee real property appraisers. In addition, there are currently 73 appraisal management companies registered in Nebraska.

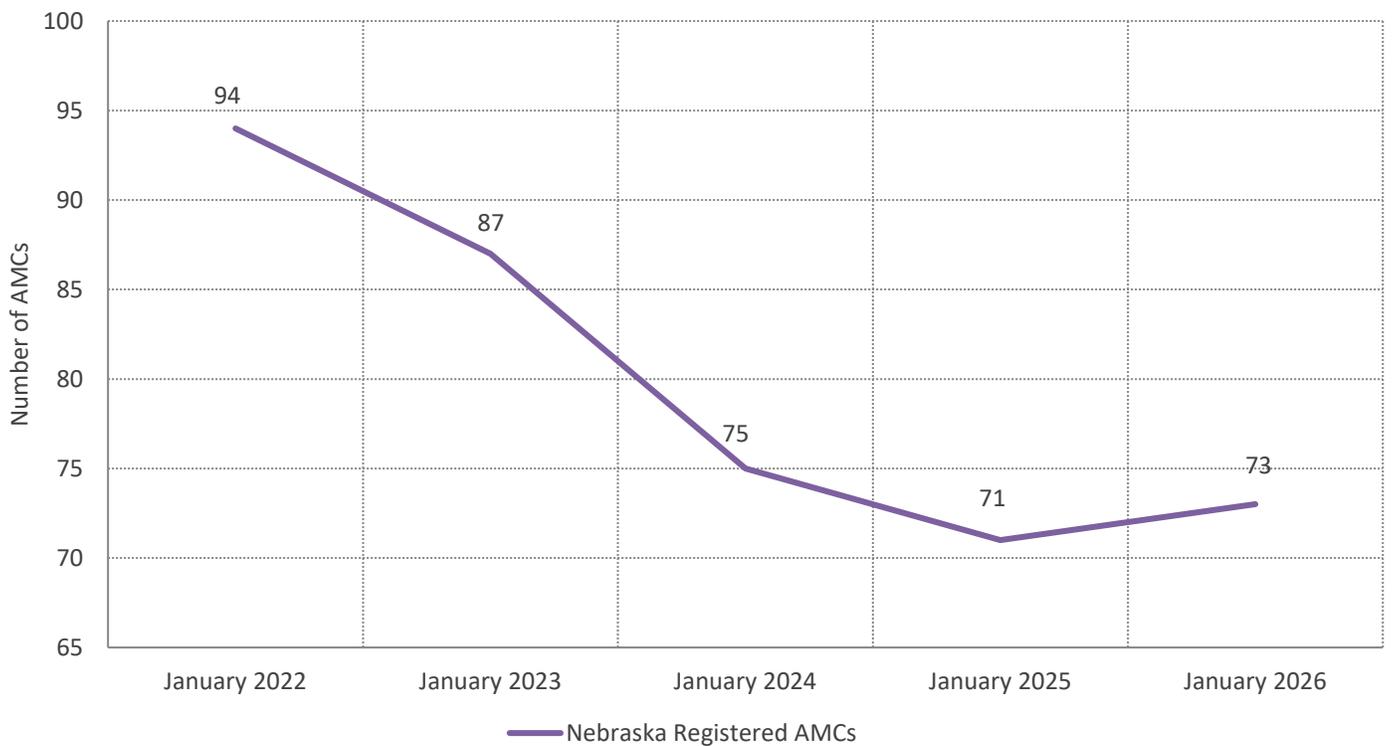


Real Property Appraiser and AMC Numbers and Trends as of January 1, 2026 (Continued)

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

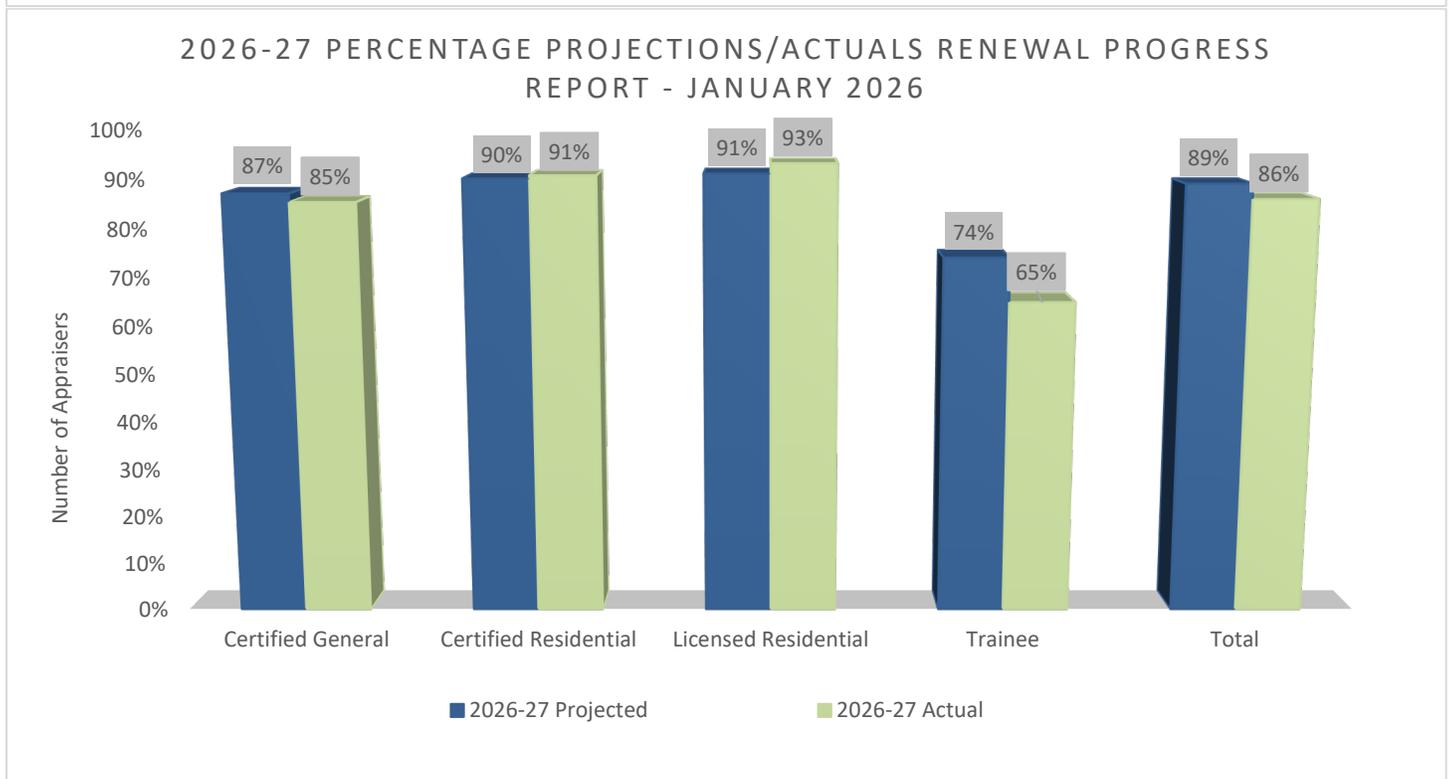
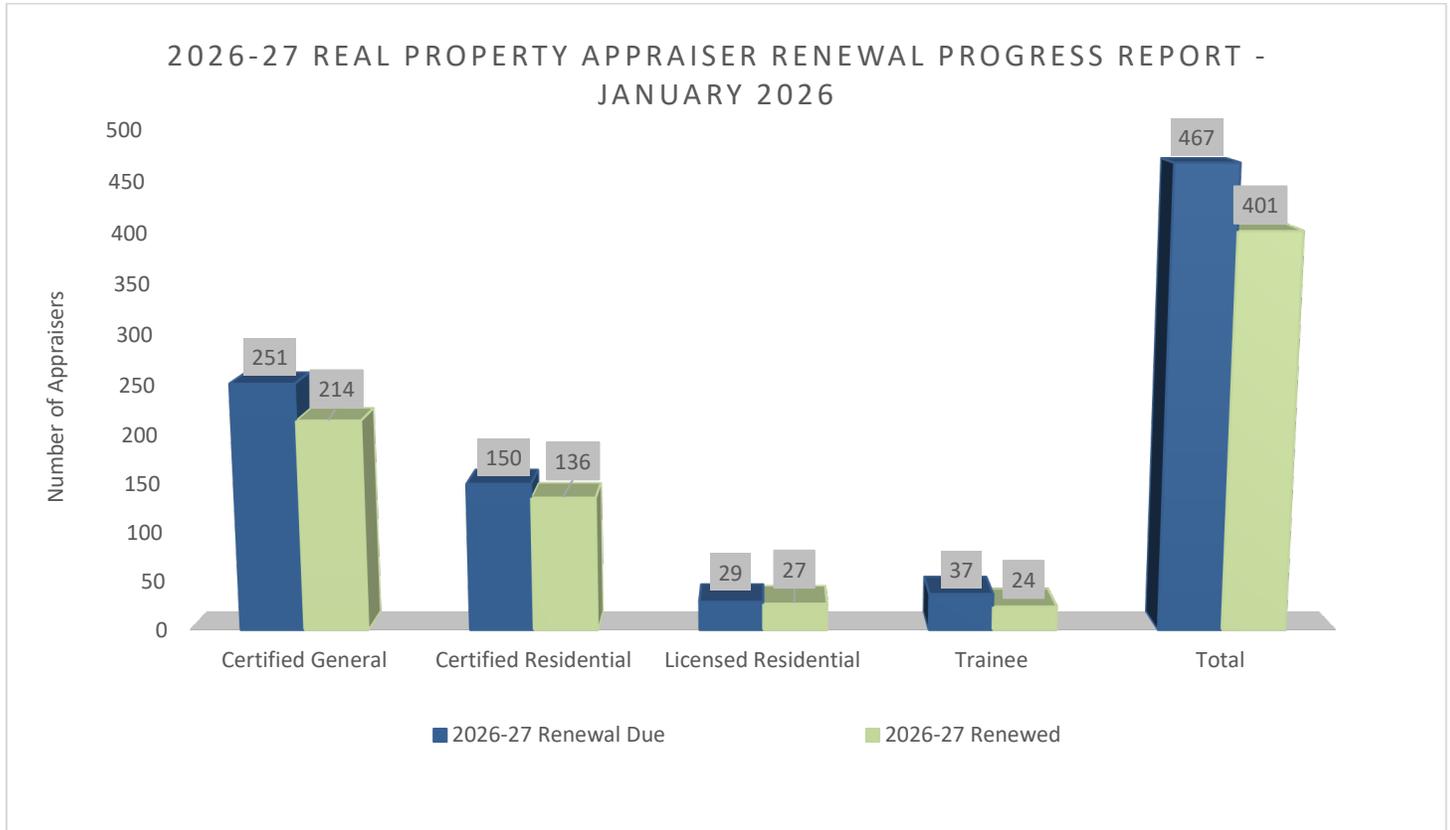


Appraisal Management Companies - Five Year Trend



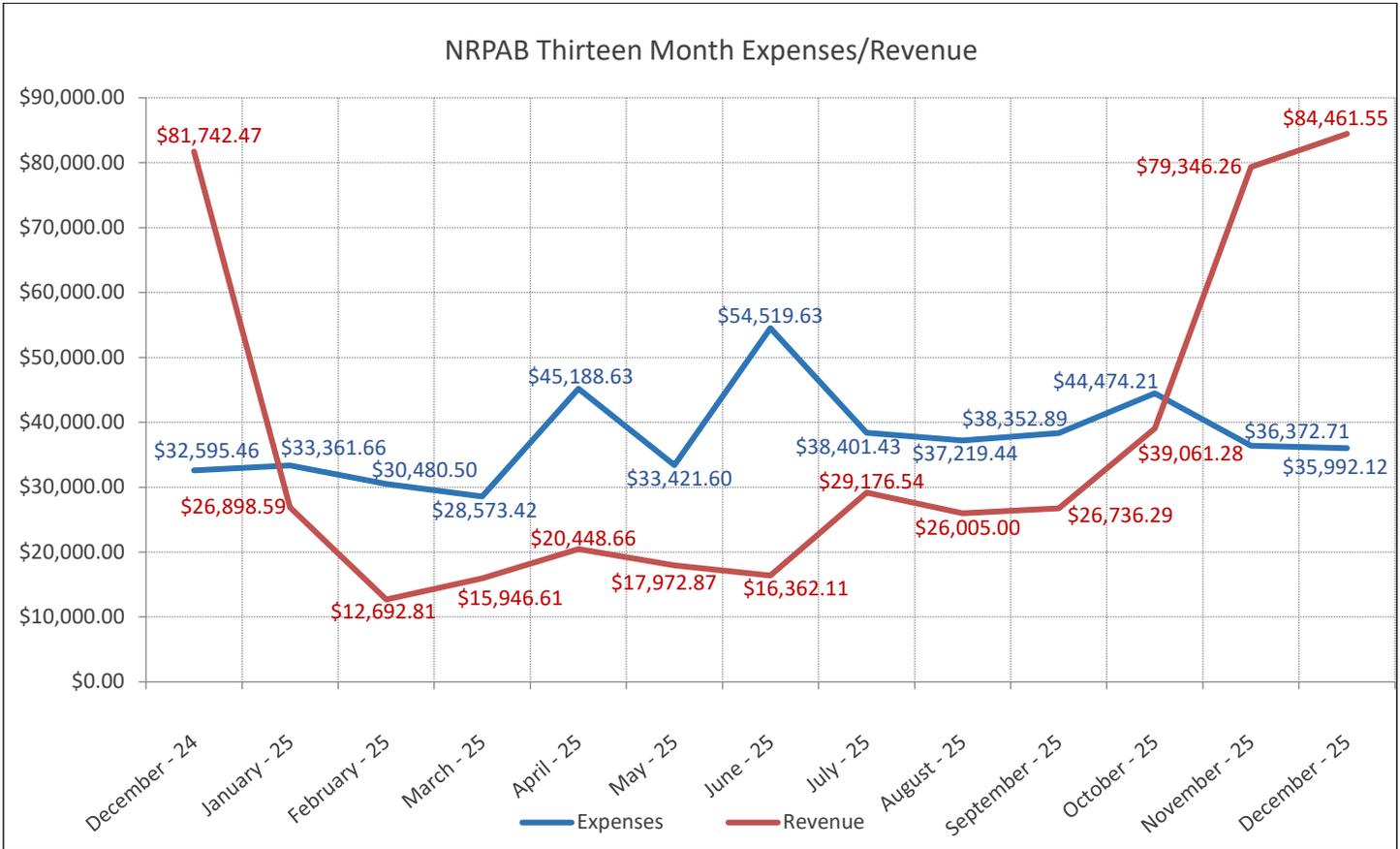
## Real Property Appraiser Renewal Counts and Percentages as of January 2026

The charts below outline the real property appraiser renewal counts and percentages as of January 2026. There were 467 trainee, licensed residential, certified residential, and certified general real property appraiser renewals due, and 401 credentials were renewed.



# NRPAB Financial Snapshot as of December 31, 2025

For the Real Property Appraiser Program, which includes both the appraiser fund and the AMC fund, a total of \$230,812.80 in expenditures and \$284,786.92 in revenues were recorded as of December 31, 2025. Actual expenses registered at 45.63 percent of the budgeted expenditures for the fiscal year; 50.41 percent of the fiscal year has passed.



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

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

Information about the 2024-25 Renewal Period:  
[2024-25 Real Property Appraiser Continuing Education Requirements \(pdf\)](#)  
[2024-25 Renewal Questions & Answers \(pdf\)](#)

- AMC Registration
- Appraiser Credentialing
- Board Meetings
- Education
- Enforcement
- Laws, Rules, and Regulations, and Guidance Documents
- Public Information
- Request Forms
- USPAP Review Report Forms
- 2024 Nebraska Legislation of NRPAB Interest
- 2024-25 Renewal Applications

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

**APPRAISAL SUBCOMMITTEE-FFIEC  
QUARTERLY MEETING MINUTES  
SEPTEMBER 16, 2025**

LOCATION: Zoom

**ATTENDEES**

**MEMBERS:** FDIC – Luke Brown (Acting Chair)  
FHFA – Siobhan Kelly  
FRB – Todd Vermilyea  
HUD – Elizabeth Davis  
NCUA – Mike Dondarski  
OCC – Enice Thomas

**ALTERNATES:** FHFA – Julie Giesbrecht  
FRB – Keshia King  
NCUA – Kevin Johnson

**STAFF:** Acting Executive Director – Fred Grier  
Acting Deputy Executive Director & Grants Director – Rae Frederique  
General Counsel – Matt Ponzar  
Deputy General Counsel – Hattie DuBois  
Attorney Advisor – Ada Bohorfoush  
Attorney Advisor – Natalie Lutz  
Attorney Advisor – Natalia Mandrus  
Compliance Manager – John Brenan  
Program Manager – Maria Brown  
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**

Acting Chair L. Brown reported the following:

- He welcomed the following new members and alternates:

- Siobhan Kelly was named as the new FHFA member on June 26, replacing Maria Fernandez.
- On August 22, Mike Dondarski was named as the new NCUA member replacing Ian Marenga and Kevin Johnson was named the alternate. M. Dondarski previously served as the NCUA alternate.
- Todd Vermilyea was named as the new FRB member on September 4, replacing Mary Aiken.
- He thanked Mary Aiken, Maria Fernandez, and Ian Marenga for their service to the Board. He also thanked all ASC member staff and ASC staff for their dedication and commitment to the ASC. He thanked M. Ponzar and R. Frederique for serving as Acting Executive Director from January – mid-July and mid-July – mid August, respectively.
- He noted that ASC staff member L. Schuster is retiring on September 30 and thanked her for her service to the ASC.
- 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 (Title XI) and other Federal regulations.
- He introduced Fred Grier as the ASC's Acting Executive Director. F. Grier has 18 years of experience in the financial services industry and oversaw the Federal Housing Administration's Single Family Housing Operations for the western United States. F. Grier thanked the ASC Board for their support.

- L. Brown stated that ASC staff plan to conduct Compliance Reviews for 28 States and Territories in 2025. ASC staff had performed on-site reviews for 20 of the 28 States and Territories as of the time of the meeting. ASC staff plan to conduct 8 on-site reviews by the end of the year. Additionally, L. Brown noted that ASC staff have reduced the time to complete Compliance Reviews. ASC staff are hosting quarterly technical assistance meetings with States.
- ASC staff are monitoring the Appraisal Foundation (TAF) meetings. ASC staff and Board members have met with TAF leadership to maintain open lines of communication. L. Brown noted that he has also met with other appraisal industry stakeholders.
- The ASC is maintaining both the Appraiser and AMC National Registries, the Appraisal Complaint National Hotline, and grants to States and TAF.
- Since the ASC's June 18 quarterly meeting, Information Technology (IT) has been a focus of the ASC Board. The ASC member agencies and ASC staff are in the process of selecting a new Operations and Maintenance (O&M) contractor. ASC staff will also present options to the ASC Board to update the IT system to maintain infrastructure needs. M. Dondarski echoed his thanks to the ASC staff and looks forward to a successful year.
- **Acting Executive Director**

F. Grier reported the following:

- His focus is to align ASC operations with Title XI and award grants per statutory obligations. He has met with ASC staff in groups as well as individually and feels that staff is doing a good job.
- The Board approved the appointment of R. Frederique as Acting Deputy Executive Director. Her tenure as the Grants Director will help lead the staff. She will also coordinate with the Board on strategic matters.
- Compliance Reviews are conducted to ensure that States are complying with Title XI. ASC staff plan to conduct 28 Compliance Reviews in 2025, encompassing 27 States and one Territory, the District of Columbia, and they are on pace for completion by the end of 2025. All Compliance Reviews conducted in 2024 have been finalized. J. Brennan will provide additional information in the Delegated State Compliance Reviews Report later in this meeting.
- ASC staff has conducted three Appraiser Regulatory Chat (ARC) sessions. These ARCs allow ASC staff to discuss recent findings on Compliance Reviews and there is a general Q&A session to respond to State regulatory officials' questions and concerns.
- The Appraisal Complaint National Hotline received 314 calls from January through July 2025. Of these calls, 53 were outside of the ASC's referral jurisdiction.
- ASC staff is in the process of finalizing a contract with a vendor for IT services. The ASC Board approved the funding in August via notation vote. ASC staff are developing recommendations for the ASC Board to update the IT infrastructure.

- ASC’s Office of General Counsel is reviewing Compliance Reviews and Grants documentation and ensuring that the ASC is complying with Federal regulations.
- As the Acting Chair noted, ASC members and staff have had ongoing meetings with TAF leadership. ASC staff are also monitoring open and closed meetings of TAF’s Boards. E. Thomas thanked F. Griefer and the rest of the ASC staff for their work.

- **Delegated State Compliance Reviews**

J. Brenan reported that the ASC issued 56 final letters to States for 2024 and 2025 Compliance Reviews. The median time to issue final letters for onsite Appraiser Program Compliance Reviews is 77 days, and for AMC Program Compliance Reviews, 76 days, including up to 60 days for States to respond to initial findings.

J. Brenan also reported that since the June 18 ASC quarterly meeting, the ASC has closed out the 2024 review cycle by issuing final letters for the onsite reviews conducted in 2024. Additionally, 16 Appraiser Program Compliance Reviews and 11 AMC Program Compliance Reviews were completed for onsite reviews conducted in 2025.

The ASC issued nine Appraiser Program final reports with a rating of “Good.” Those States were: Connecticut, Florida, Indiana, Massachusetts, New York, North Dakota, Oklahoma, Oregon, and Tennessee. These States are addressing any issues identified during the Compliance Review and will remain on a two-year cycle. The ASC issued seven Appraiser Program final Reports with a rating of “Needs Improvement.” Those States were Georgia, Kansas, Mississippi, Rhode Island, Utah, Vermont, and Virginia. In Appraiser programs,

common deficiencies include enforcement problems like not documenting files or resolving complaints within a year; National Registry issues such as failing to report disciplinary actions to the ASC or not designating a senior official; application process shortcomings like insufficient verification that applicants have completed courses meeting the AQB Criteria; temporary practice issues such as delays in issuing temporary practice permits beyond five business days; and education deficiencies, including inadequate documentation to support that approved appraiser courses meet the AQB Criteria. ASC staff will confirm that appropriate corrective actions are being taken to bring these States into compliance during their next Compliance Review. These States will remain on a two-year cycle. All of these final reports are available on the ASC website.

The ASC issued one AMC Program final Report with a rating of “Excellent” to Oregon. The ASC issued seven AMC Program final Reports to individual States that received a rating of “Good.” Those States were Connecticut, Indiana, Massachusetts, North Dakota, Oklahoma, Tennessee, and Utah. The ASC issued three AMC Program final Reports to States that received a rating of “Needs Improvement.” Those States were Alabama, Mississippi, and Virginia. In AMC programs, common deficiencies include statutes, regulations, policies, and procedures such as failing to establish and maintain an AMC Program with the legal authority and mechanisms to ensure that an AMC oversees an appraiser panel consistent with the AMC Rule. Other common deficiencies related to the National Registry involve not verifying whether State-registered AMCs meet the federal definition of an AMC for eligibility on the AMC Registry, not updating the authorization information provided to the

ASC, and failing to ensure the accuracy of all data submitted to the AMC Registry. All of these States will remain on a two-year review cycle. All of these final reports are available on the ASC website.

Currently, there are eight Appraiser and eight AMC State programs that are in various stages of the Compliance Review process. This may range from having formally notified the State of the ASC's impending onsite visit up to final reports in process. L. Brown thanked J. Brenan and ASC Program Managers for their work.

- **Grants Director**

R. Frederique reported that the Notice of Funding Availability for the State Appraiser Regulatory Agencies Support (SARAS) Grant and the TAF Support Grant were approved at the June 18 ASC quarterly meeting. The SARAS Grant provides financial assistance to State appraiser programs with ASC oversight. The due date for SARAS and TAF Grant applications was July 18. Seven State grant applications are currently under review by ASC staff. The TAF Support Grant award will be made by September 30.

- **Notation Votes**

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

- The notation vote to approve Fiscal Year 2026 IT Operations and Maintenance Vendor Funding was approved by a 5-0 vote on August 8, 2025.

- The notation vote to appoint Regeane Frederique as the Acting Deputy Executive Director was approved by a 6-0 vote on August 29, 2025.

## **ACTION ITEMS**

- **June 18, 2025 Quarterly Meeting Minutes**

L. Brown asked for a motion to approve the June 18, 2025 quarterly meeting minutes as presented. E. Thomas moved for approval of the June 18, 2025 quarterly meeting minutes, as presented, and E. Davis seconded. The motion carried 6-0.

- **Fiscal Year 2026 ASC Budget Proposal**

F. Grier presented the ASC's Fiscal Year 2026 (FY26) budget proposal. An 8.4% decrease in revenue is projected compared to FY25. A total operating budget of \$5.2M is estimated along with \$3.2M for SARAS and TAF grants for a total budget of \$8.4M. This is a 31% decrease compared to the FY25 budget total. The operating budget should fund core mission functions, and mission related travel. A budget reconciliation for FY25 is in process and will be provided to the ASC once completed. Over the past two weeks, ASC staff have met with ASC members and incorporated requested changes. T. Vermilyea asked if the FY26 budget aligns with the ASC's overall strategy. F. Grier responded that one of the key items in the proposed budget is IT modernization. If approved, this will allow the ASC to modernize IT infrastructure with fewer disruptions. T. Vermilyea moved for approval of the FY26 proposed budget as discussed, and M. Dondarski seconded. The motion carried 6-0.

L. Brown thanked Board members and ASC staff for their hard work on these important matters and to the attendees for showing interest in ASC operations. The meeting was adjourned at 10:41 a.m. The next quarterly ASC meeting is scheduled for December 10, 2025.

Attachment: Observer list

<b>Meeting:</b>	<b>Appraisal Subcommittee Quarterly Meeting</b>	<b>Meeting Date:</b>	December 10, 2025
<b>Contact:</b>	Natalie Lutz	<b>Location:</b>	Zoom
<b>Time:</b>	10:30 AM ET	<b>Alternate Contact:</b>	Brian Kelly

Affiliation	Name
Accurate Group	Michele Golden
Accurity Utah	Jeff Morley
Appraisal Institute	Brian Rodgers
Consumer Financial Protection Bureau	David Bird
Consumer Financial Protection Bureau	Deana Krumhansl
Cotality	Shawn Telford
Cornerstone Appraisal Service	Peter Fontana
Federal Deposit Insurance Corporation	Erin Barry
Federal Deposit Insurance Corporation	Jamie Goodson
Federal Deposit Insurance Corporation	Stuart Hoff
Federal Deposit Insurance Corporation	Evelyn Manley
Federal Deposit Insurance Corporation	Maureen Murat
Federal Deposit Insurance Corporation	Matt McQueeney
Federal Deposit Insurance Corporation	Nefertete Smith
Federal Deposit Insurance Corporation	Meron Wondwosen
Federal Housing Finance Agency	Sara Todd
Federal Reserve Board	Devyn Jeffereis
Federal Reserve Board	Anthony Sarver

Affiliation	Name
Federal Reserve Board	Derald Seid
Gregoire & Gregoire, Inc.	Frank Gregoire
Guidehouse	Kyu Kim
Guidehouse	Jennifer Cortina
Jo Easton Realty Group	Jo Easton
National Credit Union Administration	Gira Bose
Office of the Comptroller of the Currency	Carolle Cantwell
Pennsylvania Board of Certified Real Estate Appraisers	Kristel Hemler
Pennsylvania Board of Certified Real Estate Appraisers	Ronald Rouse
Real Estate Valuation Advocacy Association	Mark Schiffman
Red Door Development and Appraisal Services	Brian Cox
Texas Appraiser Licensing and Certification Board	Stephanie Robinson
U.S. Department of Housing and Urban Development	John Jacobs



## The Appraisal Foundation Opens Call for Board of Trustees Members

The Appraisal Foundation announced today that it is seeking qualified candidates to fill three public interest positions on its Board of Trustees. All terms begin on January 1, 2027 and are four years.

“The opening of applications for our Board of Trustees is always a thrilling season,” said Foundation President Kelly Davids. “We are so pleased with the high number and quality of applicants we have received over the years. And with our ongoing work to transform the appraisal profession, our boards need a constant supply of talent, and the competition to give back to the appraisal profession by serving on the Board of Trustees continues to be steep. I applaud all of the applicants for being willing to help the Foundation take bold, transformational steps.”

Applications for the Board of Trustees are open to any qualified member of the public with an interest in valuation. The Board of Trustees always seeks to balance representation across all stakeholder groups and encourages all with an interest in serving the appraisal profession to apply. The Trustee Nominating Committee has specifically highlighted a need for representation from the following groups, although this list should not preclude any qualified candidates from other stakeholder groups from applying:

- Agricultural Real Property
- Mass Appraisal
- Eminent Domain
- International Valuer
- Consumer Advocate
- Veterans
- Banking/Lending/Finance
- Academics

The Board of Trustees provides financial support and oversight to the Foundation’s two independent boards, the Appraiser Qualifications Board and the Appraisal Standards Board. The Board meets twice a year, and, while Trustees are reimbursed for travel expenses, they are not

compensated for their time.

The Board of Trustees includes individuals from all appraisal disciplines, users of appraisal services, former appraiser regulators, academics, business leaders and community advocates.

Completed applications for Board vacancies must be received by February 27, 2026. Please contact Board and Councils Program Manager Arika James at 202.624.3072 or via email at [arika@appraisalfoundation.org](mailto:arika@appraisalfoundation.org) with any questions about the application process.

**Apply for the Board of Trustees Today**  
**Deadline February 27th**

**Apply Now**



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## NEWSLETTER



### Greetings!

February is a month full of opportunities for our boards, councils, and stakeholders like you. From exposure drafts to meetings to open applications, there are countless small actions you can take this month to engage with our work.

As you'll read more about below, both the Appraisal Standards Board and Appraiser Qualifications Board have exposure drafts open for public comment. The comment period on the ASB exposure draft proposing a new advisory opinion on artificial intelligence and technology closes today, and you still have a month left to submit your comments on the AQB's proposed changes to the *Criteria*. Both boards have had webinars on these drafts that you can access by clicking the links further down in this newsletter.

This is also an important month for anyone interested in applying to join our Board of Trustees. We are currently seeking to fill three public interest seats, and applications are open through February 27th. If you've ever had an interest in getting more involved in the work of the Foundation, I encourage you to consider applying. Our boards rely on a constant stream of new talent and ideas to continue our work to advance the appraisal profession and uphold public trust. Click [here](#) to learn more and apply.

Finally, I hope you'll consider joining us for a meeting this month. The ASB is holding their first virtual public meeting later this month. Even if you can't join us then, the recording of the meeting will be available on YouTube for you to catch up at your convenience. You can also join us virtually later this week for the Council to Advance Residential Equity and The Appraisal Foundation Advisory Council's winter meetings. Both groups will be doing deep dives on the ASB and AQB exposure drafts and hearing from speakers on a range of pressing topics in the appraisal profession. Registration for all of these meetings is below.

If none of these opportunities for engagement are quite the right fit, but you still have thoughts or ideas you want to share with us, I hope you'll reach out. Our door is always open, and our team is happy to hear from you via phone, email or meeting.

Let's Make it a Great Month!

Kelly Davids

President

The Appraisal Foundation

**CARE and TAFAC Virtual Winter Meetings**  
**February 5-6 | Washington, DC**

[Register for CARE Today >](#)  
[Register for TAFAC Today >](#)

## Updates from the AQB

The Appraiser Qualifications Board Exposure Draft of proposed changes to the *Real Property Appraiser Qualification Criteria* is still available for public comment through March 3rd. Last month, the AQB held a webinar to discuss the Exposure Draft. If you missed it, you can catch up [here](#). Click [here](#) to access the Exposure Draft.

The AQB also published a Summary of Actions related to changes to the Criteria adopted on December 5, 2025. You can access this summary [here](#).

**ASB Virtual Public Meeting**  
**Thursday, February 19th | 1 PM ET**  
[Register Today >](#)

## Updates from the ASB

Last month, the ASB released a first Exposure Draft on Proposed New Advisory Opinion 41. The ASB held a webinar on the Exposure Draft on January 13th. If you missed the webinar you can catch up [here](#). Click [here](#) to read the Exposure Draft and leave a comment. The comment deadline is **today**.

The ASB is holding their first work session of the year this week followed by their first public meeting on February 19th. Click [here](#) to register.

## Appraiser Talk

Have you checked out USPAP Talk? This special series on Appraiser Talk walks you through USPAP in weekly episodes. Join Amy and Lisa as they explore USPAP from week to week. Listen [here](#).

## Partner Spotlight

### **American Society of Appraisers**

Explore highlighted [American Society of Appraiser Personal Property](#) courses now through August 2026. ASA-accredited members get 50% off! Courses include:

- 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
- PP204 Personal Property Valuation: The Legal and Commercial Environments

Additionally, the [2026-2027 15-Hour and 7-Hour Personal Property USPAP Update Courses](#) are available for Personal Property, Gems & Jewelry, and Machinery & Technical Specialties.

Be proactive and register now for the [American Society of Appraisers LMS: 2026 Personal](#)

**Property Appraisal Summer Camp** to take advantage of ASA's PP POV courses bundled at a discounted rate - starting July 2026!

### **American Society of Farm Managers and Rural Appraisers**

The American Society of Farm Managers and Rural Appraisers (ASFMRA) is excited to launch the Summer Learning Series (SLS) – a refreshed, expanded education event happening July 12–24, 2026, in Denver, Colorado.

Replacing the long-running Summer Education Week, SLS brings together both farm managers and appraisers for two weeks of top-tier designation courses, continuing education, and networking. Alongside Ag Land Management (ALM) classes, the event now includes appraiser designation courses, USPAP, valuation bias training, specialty seminars, committee meetings and engaging networking events including a Rockies game and an Ag Tour.

Learn more:

[www.asfmra.org/conferences/sls](http://www.asfmra.org/conferences/sls)

Register and view other upcoming courses via the ASFMRA Education Calendar:

[www.asfmra.org/education/education-calendar](http://www.asfmra.org/education/education-calendar)

### **Appraisal Institute**

Practical Applications in Appraising Green Commercial Properties is the Appraisal Institute's newest online course in the Valuation of Sustainable Buildings Professional Development Program. Explore today's sustainability-driven market impacts with recent case studies and real-world valuation scenarios across a range of commercial property types. Gain hands-on techniques for credible analysis and reporting, cost and income adjustments when sales data is limited, rent/marketability premiums, operating cost impacts, risk effects, and emerging topics like net zero and resilience. <https://www.appraisalinstitute.org/education/search/practical-applications-in-appraising-green-commercial-properties>

### **Appraisers Association of America**

Join us for our 19th Annual Award Luncheon honoring Komal Shah and Guarav Garg, and Making Their Mark Foundation on Wed., April 15, 2026. at the New York Athletic Club in New York City. An introduction will be presented by Katy Siegel, Ph.D., a co-editor of Making Their Mark: Art by Women in the Shah Garg Collection. Shah will then sit down for a conversation with Cecilia Alemani, Director & Chief Curator of the High Line Art. Tickets and sponsorship are now available at [www.appraisersassociation.org](http://www.appraisersassociation.org).

### **Collateral Risk Network**

The CRN is holding its next event in Dallas, TX. March 11-12, 2026. It will be hosted by Cotality at their facility near DFW. Join industry leaders at a must-attend event at the intersection of valuation, policy, and innovation. Hear directly from Fannie Mae and Freddie Mac on UAD 3.6 implementation, appraisal quality monitoring, and key Selling Guide updates, alongside candid perspectives from software providers, lenders, AMCs, appraisers, and regulators. Day two turns to the future, with deep dives into how artificial intelligence is reshaping appraisal, mortgage origination, and collateral risk management. Connect, learn, and help shape the next chapter of collateral valuation at this timely, high impact gathering.

Register here: <https://collateralrisk.org/events/>

### **International Association of Assessing Officers**

Learn about work being done by IAAO's Credit for Mass Appraisal Experience Task Force and The Appraisal Foundation's State Harmonization Task Force to remove barriers and expand recognition of mass appraisers' work during a free webinar at noon Central on Wednesday, Feb.

4. Also, the IAAO Professional Development Committee is offering free online chats in 2026 on earning an IAAO designation and the next chat, at 1 p.m. Central on Thursday, Feb. 5, will discuss the Assessment Administration Specialist (AAS) designation. Register for the webinar at [www.iaao.org/events](http://www.iaao.org/events) and chat at [www.iaao.org/designations/designation-discourse](http://www.iaao.org/designations/designation-discourse).

### International Society of Appraisers

Discover the International Society of Appraisers upcoming conference designed just for you. Whether you are a personal property appraiser or not, but interested in fine art, collectibles, gems, jewelry, antique furnishings or even baseball cards, this is for you. Open to both members and non-members, ISA's Assets Conference is coming your way, April 30 - May 2, 2026, in Phoenix AZ. Check it out or register here: <https://www.isa-appraisers.org/annual-conference/register/1023>. And, back by popular demand, join us for Summer in the City at our 2nd annual Summer Institute, sponsored by Doyle Auctions in New York, August 3rd & 4th, 2026. Register here: <https://www.isa-appraisers.org/courses/course/2748>.

### National Association of Appraisers

NAA will host the 2026 Appraiser's Conference and Trade Show (ACTS) at the Seattle Airport Marriott from April 11–14, 2026. Along with our full slate of conference sessions, the program will feature two pre-conference CE classes and special events designed for Appraiser Trainees and Supervisors, including a murder mystery party and a trainee field trip.

On Sunday, April 12, we will convene the State Appraisal Organizations Leaders Meeting, bringing together representatives from across the country. This gathering offers a valuable forum for collaboration, networking, and open discussion on shared challenges and opportunities that strengthen state organizations. Participation is free, and membership on NAA's Board of Governors is not required to attend.

We will also bring back our attendee favorites: Local Flavor Night at the Museum of Flight and our fundraising event, a pickleball tournament.

Learn more at <https://www.appraisersconference.net/>.



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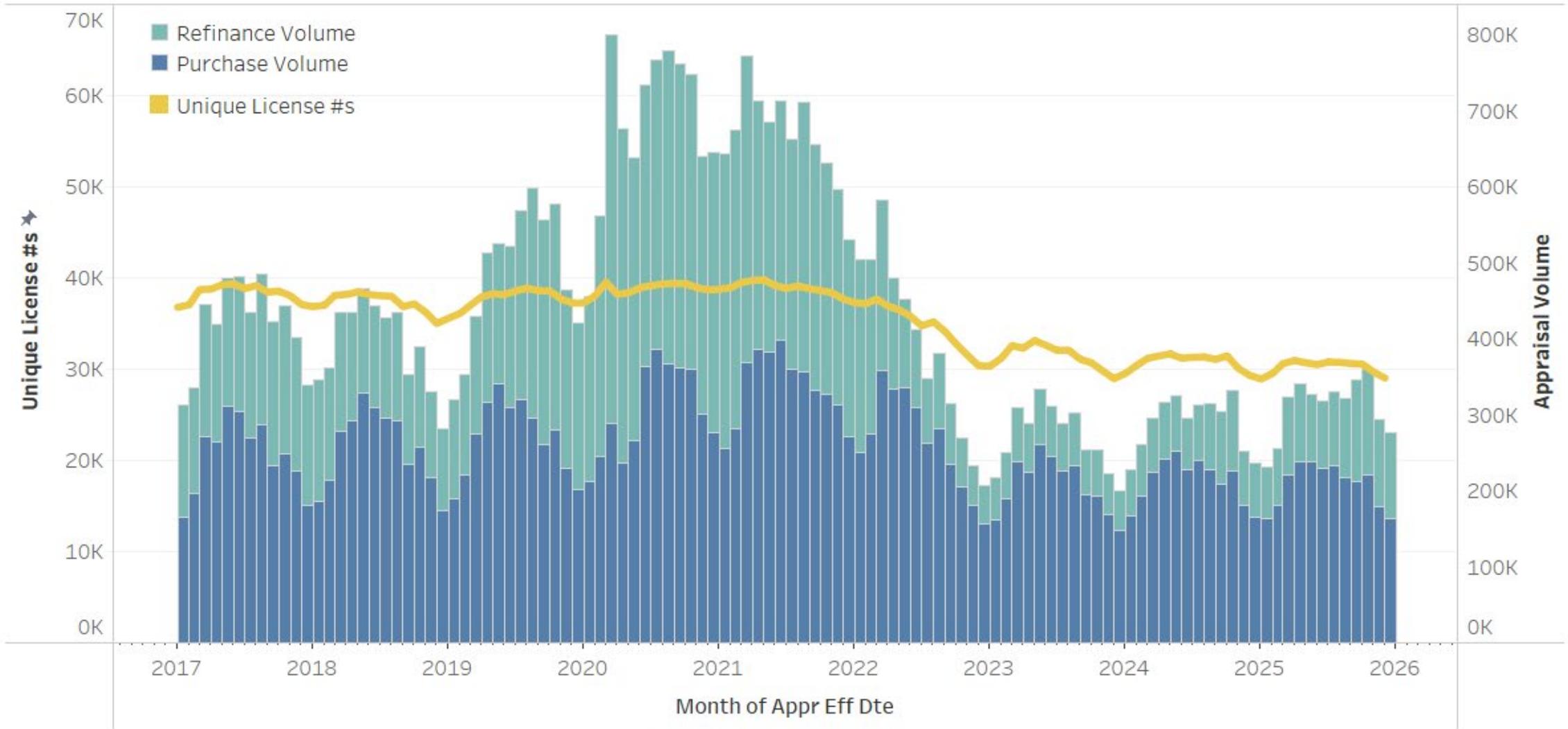


# Appraiser Capacity

Updated January 2026



# UCDP Appraisal Volume



Unique appraiser license numbers in UCDP, per month. Volume includes all form types (not limited to 1004/70). January 2017 to December 2025.



# Property Taxes in an Appraisal

## Property Taxes

Question: How should property taxes be handled in the appraisal?

### Common Issues We See

- Risk of a tax reassessment is not adequately discussed.
- Date or scope of the next reassessment is not discussed.
- Property tax estimate was outside the range of the observed comparables and is not discussed.
- Adjustment to the capitalization rate is not adequately supported or discussed when the appraisal states that reassessment risk will be considered in the capitalization rate selection.
- Tax liability projection does not assume a sale.
- Future successful tax appeal assumed without written confirmation.
- Allocation of tangible and intangible value not adequately discussed.

### What We Want to Know Regarding Property Taxes

- Description of the local assessment process and the next date of revaluation
  - Property tax assessment values may or may not be static — it depends on the laws of the local tax jurisdiction.
  - Adequately address and analyze the subject's base tax rate, any special or direct assessments, any special fees, Mello-Roos (CA only) and supplemental taxes.
  - Even with static assessment values, property taxes might be materially variable from year-to-year.
- Are the tax comparables appropriate?
  - Why not use the rental comparables as tax comparables, too?
  - If a tax comparable reflects a successful tax appeal following a sale, it must be noted and the appraisal must discuss why it is appropriate to consider.
- Is the tax assessment value similar to the appraised value?
  - If not, why not?
- Risk of reassessment at the appraised value:
  - Given the definition of Market Value, the tax liability projection utilized in the valuation of the Property must assume a sale and **may not consider the loan purpose in any way**.
  - The valuation may not assume a future successful tax appeal without written confirmation from the taxing authority that the appeal has been or will be granted within the next 12 months.
  - Utilize a non-loaded capitalization rate if reassessment will occur in Year 1. If reassessment will occur after Year 1, it may be appropriate to load the capitalization rate to account for future reassessment risk. It is not appropriate to estimate the risk of reassessment by merely applying an unsupported bump to the capitalization rate. Any adjustment to the capitalization rate must have adequate support and discussion.

### Suggestions for Incorporating Risk of Reassessment

Select several multifamily sales within the same or similar tax jurisdiction that have been reassessed after the sale.

- A comparability chart can be constructed to compare each sales price with the new tax assessment.
- So, if other comparable/similar properties were reassessed at an average of, say, 75% of the sales price, then it would be reasonable to assume that the subject would also be reassessed at that amount.

Sale Date	Property Name	Property Type	Recorded Sale Price	Assessment at Sale	Next Year Assessment	Percentage Increase	Percentage of Sale Price	
Date	Sale 1	LIHTC	\$31,000,000	\$17,491,090	\$19,503,300	11.5%	62.9%	
Date	Sale 2	Conventional	\$21,600,000	\$19,784,990	\$19,784,370	0.0%	91.6%	
Date	Sale 3	Conventional	\$89,500,000	\$56,459,960	\$56,841,190	0.7%	63.5%	
Date	Sale 4	Conventional	\$86,100,000	\$56,019,680	\$63,419,190	13.2%	73.7%	
Date	Sale 5	LIHTC	\$18,100,000	\$14,622,200	\$17,221,080	17.8%	95.1%	
Date	Sale 6	Conventional	\$42,400,000	\$30,120,500	\$32,965,520	9.4%	77.7%	
Date	Sale 7	Conventional	\$16,200,000	\$12,900,100	\$14,402,460	11.6%	88.9%	
Date	Sale8	Conventional	\$19,350,000	\$11,839,100	\$19,149,340	61.7%	99.0%	
Date	Sale9	Conventional	\$120,791,000	\$79,386,200	\$111,680,700	40.7%	92.5%	
							Min% of Sale Price	62.9%
							Max% of Sale Price	99.0%
							Average	82.8%
							Median	88.9%

The above table indicates the assessments following the sales ranged from 62.9% to 99.0% of the sale price with an average of 82.8% and a median of 88.9%. The subject's current assessment is approximately 80% of the value derived late in this report, which is below the range. In the analysis, we have estimated a pro-forma tax assessment of \$50,000,000, which is 88% of the contract price.

This type of information helps us answer the questions:

- “What is the re-assessment methodology of the local assessor?”
- “If the property is due for re-assessment in the near future, what is the likelihood that the new assessment will be similar to the property’s market value or recent sales price?”

If the comparables used in the appraisal were mostly chosen from the same or similar tax jurisdiction, then there is a high probability that the market’s measurement of the uncertainty of reassessment is already built into the capitalization rate. If it is determined that the market’s measurement of the reassessment uncertainty is not built into the capitalization rate, then the capitalization rate will need to be adjusted.

Appraisals must analyze how scheduled future tax increases will affect the property’s net operating income and value, including any necessary adjustments to the capitalization rate. Any such adjustments must be fully supported and discussed, reflecting both current and anticipated tax liabilities.

### Question: How should the appraisal address phased-in tax assessments?

Appraisals must provide a forward-looking analysis of the property’s projected tax burden, with detailed annual estimates for each year of the reassessment cycle.

### Reassessment Cycles

For properties located in tax jurisdictions with phased-in assessments, the appraisal must:

- Identify the length of the reassessment cycle,
- Specify what year the subject falls within the reassessment cycle,
- State the previous and future reassessment dates,
- Model how any increase in assessed value will be phased in over the reassessment cycle, as required by the tax jurisdiction, to accurately project the subject’s future tax liabilities.

Example: Maryland Triennial Reassessment Cycle

Ad Valorem Tax Information						
Parcel	Assessor's Parcel No.	Year 0	Phase-In Period			Pro Forma
			Year 1	Year 2	Year 3	
1	01-123456789	\$8,025,200	\$8,325,200	\$8,625,200	\$8,925,200	
	Subtotal	\$8,025,200	\$8,325,200	\$8,625,200	\$8,925,200	\$8,925,200
	% of Assessed Value	100%	100%	100%	100%	100%
	Final Assessed Value	\$8,025,200	\$8,325,200	\$8,625,200	\$8,925,200	\$8,925,200
	Baltimore County (per \$100 A.V.)	1.100000	1.100000	1.100000	1.100000	1.100000
	State of MD (per \$100 A.V.)	0.112000	0.112000	0.112000	0.112000	0.112000
	Bay Restoration (per \$100 A.V.)	0.052083	0.051630	0.065750	0.065750	0.065750
	Total Tax Rate (per \$100 A.V.)	1.264083	1.263630	1.277750	1.277750	1.277750
	General Tax:	\$101,445	\$105,200	\$110,208	\$114,042	\$114,042
	Other Charges:					
	Sewer Service	\$53,000	\$58,000	\$80,000	\$80,000	\$80,000
	Water Distribution	\$2,750	\$2,875	\$3,125	\$3,125	\$3,125
	Early Payment Discount	(\$425)	(\$425)	-	-	-
	Special Assessments:	\$55,325	\$60,450	\$83,125	\$83,125	\$83,125
	Effective Tax Rate (per \$100 A.V.)	1.953474	1.989739	2.241496	2.209102	2.209102
	<b>Total Taxes</b>	<b>\$156,770</b>	<b>\$165,650</b>	<b>\$193,333</b>	<b>\$197,167</b>	<b>\$197,167</b>
	Taxes per Unit	\$2,090	\$2,209	\$2,578	\$2,629	\$2,629

**Tax Comparables for Phased-In Assessments**

Tax comparables for properties with phased-in assessments should reflect stabilized tax burdens. The appraisal must include a table of comparable properties that have sold and subsequently been reassessed. Each tax comparable must state: the sale date, sale price, pre- and post-sale assessments, previous and future reassessment dates, and the fully phased-in assessed value.

**Sales Comparables for Phased-In Assessments**

For properties with phased-in tax assessments, the appraisal must report the assessed value of each sale comparable (both pre- and post-sale, if applicable) and express these as a percentage of the recorded sale price.

Comparable Property	Sale Date	Sale Price	Pre-Sale Assessed Value	Fully Phased-In Assessed Value	% of Sale Price	Last Reassessment Date	Assessment Group	Stabilized Tax Burden?
123 Main Street	Date	\$2,650,000	\$2,100,000	\$2,500,000	94.3%	Date	Group 1	Yes
456 Oak Avenue	Date	\$3,500,000	\$2,900,000	\$3,200,000	91.4%	Date	Group 2	Yes
789 Pine Road	Date	\$2,000,000	\$1,600,000	\$1,850,000	92.5%	Date	Group 3	Yes
135 Maple Lane	Date	\$3,100,000	\$2,400,000	\$2,900,000	93.5%	Date	Group 1	Yes
246 Cedar Court	Date	\$2,250,000	\$1,800,000	\$2,100,000	93.3%	Date	Group 2	Yes