

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

AGENDA

A. Opening 9:00 a.m.

B. Notice of Meeting (Adopt Agenda)

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

C. Credentialing as a Nebraska Real Property Appraiser

1. New Applicants for Licensed Residential Credential through Education, Experience, and Examination
 - a. L25004 1-5

D. Registration as an Appraisal Management Company

E. Compliance Matters 1

1. New Grievances
 - a. 26-01
 - b. 26-02
 - c. 26-03
2. Active Investigations
 - a. 25-09

F. Other Executive Session Items

1. Personnel

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

H. Board Meeting Minutes

1. Approval of February 19, 2026 Meeting Minutes 1-10

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
c. Supervisory Real Property Appraiser Report	6
d. Appraisal Management Company Report	7
2. Director Approval of Applicants	
a. Real Property Appraiser Report	8
b. Appraisal Management Company Report	9
c. Education Activity and Instructor(s) Report	10-11
3. 2025-26 NRPAB Goals and Objectives + SWOT Analysis	12-13
J. Financial Report and Considerations	
1. February Financial Report	
a. Agency Budget Status Report	1-3
b. Appraiser Program Budget Status Report	4-6
c. AMC Program Budget Status Report	7-9
d. MTD General Ledger Detail Report	10-15
e. Financial Charts	16-19
2. 2025-27 Mid-Biennium Budget Adjustment Update	
3. ASC SARAS Grant Report	
a. Budget Status Report	20
b. MTD General Ledger Detail Report	21
4. Per Diems	
K. General Public Comments	
L. Education	1-123
1. 2263406.88: Rocky Mountain Appraiser Association – “Workshop: Fundamentals of AI for Real Estate Appraisals”	
2. 2263408.88: Rocky Mountain Appraiser Association – “Advanced Artificial Intelligence and its Applications in Real Estate”	
M. Unfinished Business	
1. 500 South 16th Street DOL Building Relocation	
N. New Business	
O. Legislative Report and Business	
1. 109th Legislature (2nd Regular Session) Bills of NRPAB Interest	1-13
2. Proposed changes to Title 298 of the Administrative Code	
3. Other Legislative Matters	
P. Administrative Business	
1. Guidance Documents	
a. 26-01: Consideration of Disciplinary Action Imposed Against an Appraisal Management Company by Another Appraiser Regulator Agency	1-4
2. Internal Procedural Documents	
3. Forms, Applications, and Procedures	

Q. Other Business

- 1. Board Meetings
 - a. 2026 Strategic Planning Meeting
 - b. Marriot Cornhusker Direct Bill Status
- 2. Conferences/Education
- 3. Memos from the Board
- 4. Quarterly Newsletter
- 5. Appraisal Subcommittee
- 6. The Appraisal Foundation
 - a. TAF March Newsletter 1-4
 - b. Second Exposure Draft – Proposed New Advisory Opinion 41,
Use of Technology in an Appraisal or Appraisal Review Assignment_March 12, 2026 5-39
 - c. ASB Public Meeting: April 23, 2026 – Virtual
- 7. Association of Appraiser Regulatory Officials
 - a. AARO Quarterly Newsletter - February 2026 40-57
- 8. Government-Sponsored Enterprises
 - a. Fannie Mae
 - b. Freddie Mac
 - i. GSE Appraiser Capacity_February 2026 58-60
- 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**

February 19, 2026 Meeting Minutes

A. OPENING

Chairperson Hermsen called to order the February 19, 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

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 on February 11, 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/). 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, Education Program Manager Kashinda Sims, and Business Programs Manager Colby Falls, who are headquartered in Lincoln, Nebraska.

ADOPTION OF THE AGENDA

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.

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 Minshull seconded the motion. The time on the meeting clock was 9:03 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 9:34 a.m. Board Member Minshull seconded the motion. The motion carried with R. Johnson, Minshull, Batie, L. Johnson, and Hermsen voting aye.

Break from 9:35 a.m. to 9:40 a.m.

G. WELCOME AND CHAIR'S REMARKS

Chairperson Hermsen welcomed all to the February 19, 2026 meeting of the Nebraska Real Property Appraiser Board. Hermsen acknowledged Jamie Illingworth as the only member of the public in attendance.

H. BOARD MEETING MINUTES

1. APPROVAL OF JANUARY 15, 2026 MEETING MINUTES

Chairperson Hermsen asked for any additions or corrections to the January 15, 2026 regular meeting minutes. With no discussion, Chairperson Hermsen called for a motion. Board Member Minshull moved to approve the January 15, 2026 regular meeting minutes as presented. 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.

I. DIRECTOR'S REPORT

1. REAL PROPERTY APPRAISER AND AMC COUNTS AND TRENDS

a. Real Property Appraiser Report

Director Kohtz presented seven charts outlining the number of real property appraisers as of February 19, 2026 to the Board for review. The Director indicated that he had no specific comments on this report and asked for any questions or comments. There was no further discussion.

b. Temporary Real Property Appraiser Report

Director Kohtz presented three charts outlining the number of temporary credentials issued as of January 31, 2026 to the Board for review. The Director indicated that he had no specific comments on this report and asked for any questions or comments. There was no further discussion.

c. Supervisory Real Property Appraiser Report

Director Kohtz presented two charts outlining the number of registered supervisory real property appraisers as of February 19, 2026 to the Board for review. The Director informed the Board that due to a database error, the actual number of registered supervisory real property appraisers for the month of January was 43, rather than the 50 reported at the January 15, 2026 meeting. Director Kohtz then asked for any questions or comments. Chairperson Hermsen thanked the Director for catching the error. There was no further discussion.

d. Appraisal Management Company Report

Director Kohtz presented two charts outlining the number of AMCs as of February 19, 2026 to the Board for review. The Director indicated that he had no specific comments on this report and asked for any questions or comments. There was no 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 January 7, 2026 and February 10, 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 January 7, 2026 and February 10, 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 Explore use of SARAS Grant to increase the number of Nebraska resident real property appraisers under the Credentialing and Registration section and reported that the narrative was completed and that a response to the Board's request for a preliminary review of the narrative was received from the ASC. Director Kohtz informed the Board that a more detailed report will be provided under Agenda Item M. The Director then brought attention to the goal to 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 under the Administration section and reported that development of online real property appraiser reciprocity application and NRPAB Database review interface is nearly complete. Director Kohtz informed the Board that a demonstration is to be provided by LPM Loll under Agenda Item N.

J. FINANCIAL REPORT AND CONSIDERATIONS

1. JANUARY FINANCIAL REPORT

The receipts and expenditures for January were presented to the Board for review in the Budget Status Report. The Director brought attention to the "CIO Charges" expense in the amount of \$222.27 and informed the Board that this expenditure is significantly lower than normal as the December CIO IMS billing is not included due to billing issues that needed to be resolved before payment could be made. The "CIO Charges" expenditures in the February Budget Status Report will include both the December 2025 and January 2026 billings. Director Kohtz then moved to the "Awards Expense" in the amount of \$28.00 and reported that this expenditure was for previous Board Member Cody Gerdes's recognition plaque. Next, the Director guided the Board to the "Other Operating Expenditure" in the amount of \$200.00 and explained that this expenditure was payment to the State Treasurer for insufficient fund receipts. The Director reported that the overall expenditures for the month of January were \$33,050.32, and the year-to-date overall expenditures for the fiscal year are \$263,863.12, which amounts to 52.17 percent of the budgeted expenditures for the fiscal year; 58.90 percent of the fiscal year has elapsed.

Director Kohtz then brought the Board's attention to revenues and reported that real property appraiser and AMC renewal revenues were strong in January. The Director reminded the Board that, due to the Appraiser Fund and AMC Fund cash balance transfers to the State General Fund, true overall revenues are not shown in the report. Director Kohtz reported that the overall revenues for the month of January totaled \$36,266.94, and year-to-date revenues for the fiscal year are \$321,053.86, which amounts to 83 percent of the projected revenues for the fiscal year. The Director reiterated that 58.90 percent of the fiscal year has passed.

Director Kohtz continued to the Budget Status Report for the Real Property Appraiser Fund and AMC Fund and reported that the Real Property Appraiser Fund expenditures for the month of January totaled \$21,664.69, and the year-to-date expenditures for the fiscal year are \$176,453.75, which amounts to 51.06 percent of the budgeted expenditures for the fiscal year. The Real Property Appraiser Fund revenues were \$19,763.03 for January, and the year-to-date revenues for the fiscal year are \$233,922.92, which amounts to 91 percent of the projected revenues for the fiscal year. Director Kohtz then reported that AMC Fund expenditures for the month of January totaled \$11,385.63, and the year-to-date expenditures for the fiscal year are \$87,409.37, which is 54.54 percent of the budgeted expenditures. The AMC Fund revenues totaled \$16,503.91 for January, and the year-to-date revenues for the fiscal year are \$87,130.94, which amounts to 68 percent of the projected revenue for the fiscal year. The Director asked if there were any questions or comments regarding the Budget Status Report. There was no further discussion.

Director Kohtz presented the MTD General Ledger Detail report for the month of January and reported that batch #8117295, with the Payee/Explanation "NRAB OCT-DEC 2025 CHECK RETURN" found on page J.10, was a debit against the revenue account for insufficient funds. The same or similar entry is found throughout the report for Appraiser Fund and AMC Fund deposits. Director Kohtz asked for any questions or comments. With none, the Director then reported that batch #8117365, with the Payee/Explanation "LR INACTIVE TRANSF NEW CODE" found on page J.11, was the result of a transfer of funds from the Object Code 475166 to Object Code 475169. Object Code 475166 is used for both the Appraiser Fund and AMC Fund for different purposes, so when a revenue was entered for "Licensed Inactive" the overall budget status report was inaccurate. Object Code 475169 was created to separate this Appraiser Fund revenue from the AMC Fund revenues. 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 \$33,050.32 and revenues of \$36,266.94 for the month of January 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 and reiterated that Real Property Appraiser Fund expenditures totaled \$21,664.69, Real Property Appraiser Fund revenues totaled \$19,763.03, AMC Fund expenditures totaled \$11,385.63, and AMC Fund revenues totaled \$16,503.91 for January. The Director finished by reporting that the cash balance for the AMC Fund is \$204,856.28, the cash balance for the Appraiser Fund is \$276,374.40, and the overall cash balance for both funds is \$481,230.68.

Chairperson Hermsen asked for a motion on the January financial reports. Board Member Minshull moved to file the January 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.

2. 2025-27 MID-BIENNIUM BUDGET ADJUSTMENT – APPROPRIATIONS COMMITTEE PRELIMINARY DETERMINATION

Director Kohtz presented the Appropriations Committee’s preliminary determination for the Board’s FY2025-27 Mid-Biennium Budget Adjustment Request to the Board for review. The Director reminded the Board that the deficit request was made to increase appropriations for agency health insurance costs to address the 18.5% cost increase identified in July. The Director informed the Board that the request had been approved by the Appropriations Committee. Chairperson Hermsen thanked the Director for the work put into this. There was no further discussion.

3. 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 SARAS Grant Fund expenditures for the month of January totaled \$700.00, and the year-to-date expenditures for the fiscal year are \$53,308.08, which amounts to 43.52 percent of the budgeted expenditures for the fiscal year. The Director noted that the \$700.00 expenditure for “Conference Registration” was for his registration for the Spring 2026 AARO conference. Director Kohtz 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 January SARAS Grant Fund financial reports. Board Member Batie moved to file the January SARAS Grant Fund financial reports for audit. Board Member L. 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.

4. PER DIEMS: No discussion.

K. GENERAL PUBLIC COMMENTS

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

L. EDUCATION: No discussion.

M. 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 there is no longer an estimated date for relocation. The Director stated that he has been informed that the contractor has yet to submit a building schedule for construction. 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 was completed and was sent to the ASC for preliminary review. On February 5, 2026, Grants Management Specialist Karla Cisneros responded, stating that the ASC is awaiting feedback from GAO if the ASC would violate statute 31 U.S.C. § 1301 if it were to provide funding to projects that address a state's shortage of federally licensed appraisers. The Director expressed frustration with the response received from the ASC after being told in September that the project seems viable and recommended that no further action be taken by the Board unless information received from the ASC indicates that the project may be feasible. The Board thanked the Director for his work on the narrative. There was no further discussion.

N. NEW BUSINESS

1. ONLINE APPLICATION FOR NEBRASKA REAL PROPERTY APPRAISER CREDENTIAL THROUGH RECIPROCITY AND NRPAB DATABASE REVIEW INTERFACE DEMONSTRATION

LPM Loll provided a demonstration of the functionality of the Online Application for Nebraska Real Property Appraiser Credential Through Reciprocity and the NRPAB Database review interface. Board Member Minshull asked if there has been any feedback from real property appraisers. Director Kohtz responded that the Online Application for Nebraska Real Property Appraiser Credential Through Reciprocity has not gone live but is expected to go live near the beginning of March. The Director added SARAS Grant funding is in place for bug fixes and to address performance issues. Director Kohtz indicated that the same process is being utilized as what is in place for the Online Application for Nebraska Temporary Real Property Appraiser Credential that went live in June. Feedback was received from the end users, and the bugs and performance issues were addressed. The Director then asked if the Board had any recommendations or requests for the Online Application for Nebraska Real Property Appraiser Credential Through Reciprocity and/or the NRPAB Database review interface. The Board thanked staff for its work on this. There was no further discussion.

O. LEGISLATIVE REPORT AND BUSINESS

1. 109TH LEGISLATURE (2ND REGULAR SESSION) BILLS OF NRPAB INTEREST

Director Kohtz presented the second 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. The Director informed the Board that he would provide a summary for bills in the legislative report that have had movement since the Board's last meeting, and asked Board members to let him know if any discussion is needed on any bills. The following bills were discussed:

LB1048 – The Director reported that LB1048, which would 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, has been placed on General File with AM195, that strikes Section 23 pertaining to the Clean Air Cash Fund Report and creates a new Department of Corrections Report.

LB1071 – The Director reported that LB1071 provides, changes, and eliminates provisions related to appropriations for the expenses of Nebraska State Government for the biennium ending June 30, 2027. Although 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 for FY2026-27 due to the 18.5% increase to the agency expense for health insurance, the request was approved by the Appropriations Committee.

LB1072 – The Director reported that LB1072 would provide 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. Director Kohtz informed the Board that he had testified before the Appropriations Committee on February 6, 2026 and respectfully requested that the Committee consider striking the transfer of funds from the AMC Fund to allow the Board an adequate cash fund balance to ensure proper financial protection.

Board Member Johnson asked if there was an agency consolidation bill this year. Director Kohtz responded that there are a couple of bills intended to consolidate agencies this year, none of which include the Board. There was no further discussion.

2. PROPOSED CHANGES TO TITLE 298 OF THE ADMINISTRATIVE CODE

Director Kohtz informed the Board that the adopted changes to Title 298 of the Nebraska Administrative Code are still under the Governor's Policy and Research Office review. The Director indicated that he requested an update from Grant Latimer and was assured it is on their radar. Chairperson Hermsen thanked Director Kohtz. There was no further discussion.

3. OTHER LEGISLATIVE MATTERS: No discussion.

P. ADMINISTRATIVE BUSINESS: No discussion.

Q. OTHER BUSINESS

- 1. BOARD MEETINGS:** No discussion.
- 2. CONFERENCES/EDUCATION:** No discussion.
- 3. MEMOS FROM THE BOARD:** No discussion.

4. QUARTERLY NEWSLETTER

a. Winter 2026 Edition of The Nebraska Appraiser

Director Kohtz presented the Winter 2026 Edition of The Nebraska Appraiser to the Board for consideration. The Director asked for any questions or comments. With no discussion, Chairperson Hermsen called for a motion. Board Member Minshull moved to approve the Winter 2026 Edition of The Nebraska Appraiser as presented. Board Member Batie seconded the motion. Chairperson Hermsen recognized the motion and asked for any discussion. The motion carried with R. Johnson, Minshull, Batie, L. Johnson, and Hermsen voting aye.

5. APPRAISAL SUBCOMMITTEE

a. ASC September 16, 2025 Meeting Minutes

Director Kohtz presented the Appraisal Subcommittee September 16, 2025 Meeting Minutes 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.

6. THE APPRAISAL FOUNDATION

a. The Appraisal Foundation Opens Call for Board of Trustees Members

Director Kohtz presented the document titled, “The Appraisal Foundation Opens Call for Board of Trustees Members” to the Board for review. The Director reported that he had no specific comments and asked for any questions or comments. There was no further discussion.

b. TAF February Newsletter

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

7. ASSOCIATION OF APPRAISER REGULATORY OFFICIALS: No discussion.

8. GOVERNMENT-SPONSORED ENTERPRISES

a. Fannie Mae: No 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.

ii. Property Taxes in a Freddie Mac Appraisal_February 2, 2026

Director Kohtz presented the Freddie Mac document titled, "Property Taxes in a Freddie Mac Appraisal" 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.

C. CREDENTIALING AS A NEBRASKA REAL PROPERTY APPRAISER: No discussion.

D. REGISTRATION AS AN APPRAISAL MANAGEMENT COMPANY

The Board reviewed applicants NE2025006 and NE2013005. Chairperson Hermsen asked for a motion on NE2025006 and NE2013005.

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

NE2025006 / Approve Application for Nebraska Appraisal Management Company Registration and issue a written advisory for the organization to take notice of Neb. Rev. Stat. § 76-3216(4) and 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:

NE2013005 / Approve Application for Renewal of Nebraska Appraisal Management Company Registration and issue a written advisory for the organization to take notice of Neb. Rev. Stat. § 76-3216(4) and 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.

E. COMPLIANCE MATTERS

The Board reviewed compliance matter 25-09.

F. OTHER EXECUTIVE SESSION ITEMS

1. General

a. 2026.04

The Board reviewed a matter in which an appraisal management company answered “no” to Question #2 pertaining to previous disciplinary action on its Application for Renewal of Nebraska Appraisal Management Company Registration submitted on January 28, 2025, along with a Division of Real Estate Uniform Disciplinary Citation filed by the Deputy Agency Clerk on March 12, 2024 pertaining to the State of Florida Department of Business and Professional Regulation Complaint #2024008719. Board Member R. Johnson moved to issue a written advisory for the organization to take notice of Neb. Rev. Stat. § 76-3216(4) and 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.

2. Personnel Matters: No discussion.

R. ADJOURNMENT

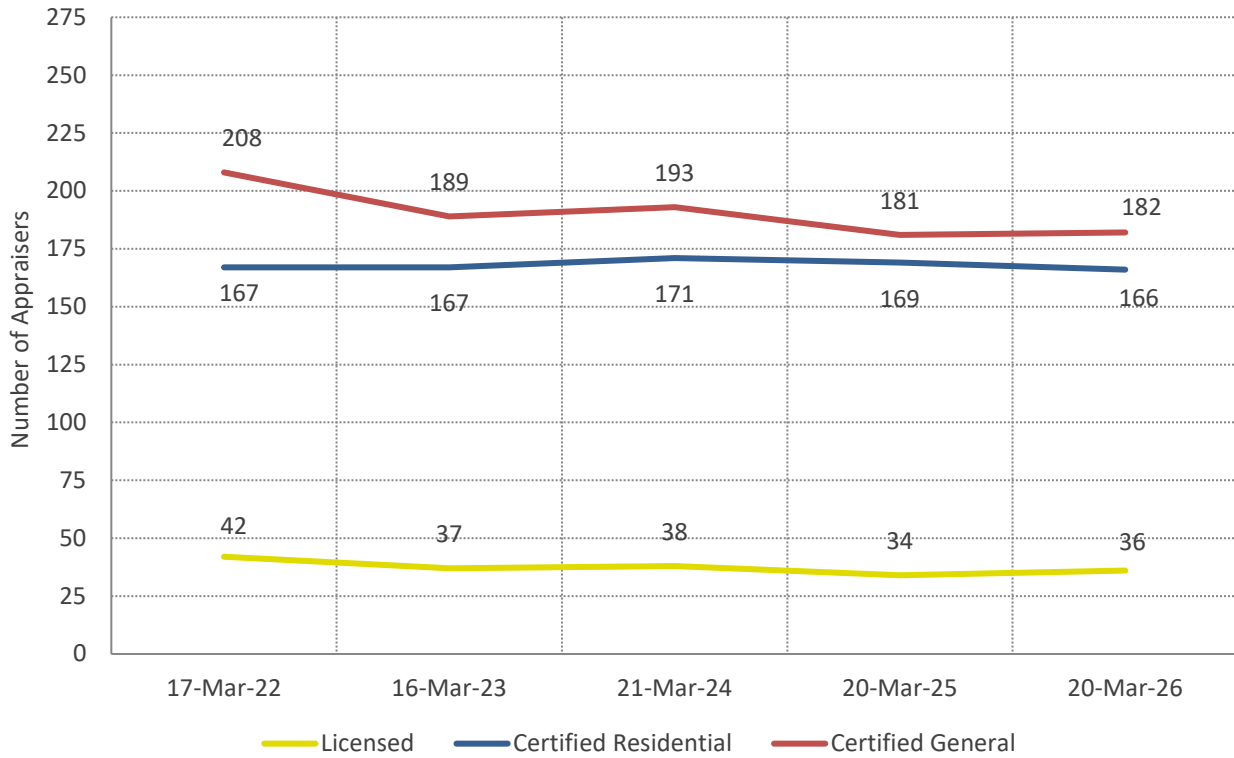
Board Member Minshull moved to adjourn the meeting. Board Member Batie seconded the motion. The motion carried with R. Johnson, Minshull, Batie, L. Johnson, and Hermsen voting aye. At 10:33 a.m., Chairperson Hermsen adjourned the February 19, 2026 meeting of the Nebraska Real Property Appraiser Board.

Respectfully submitted,

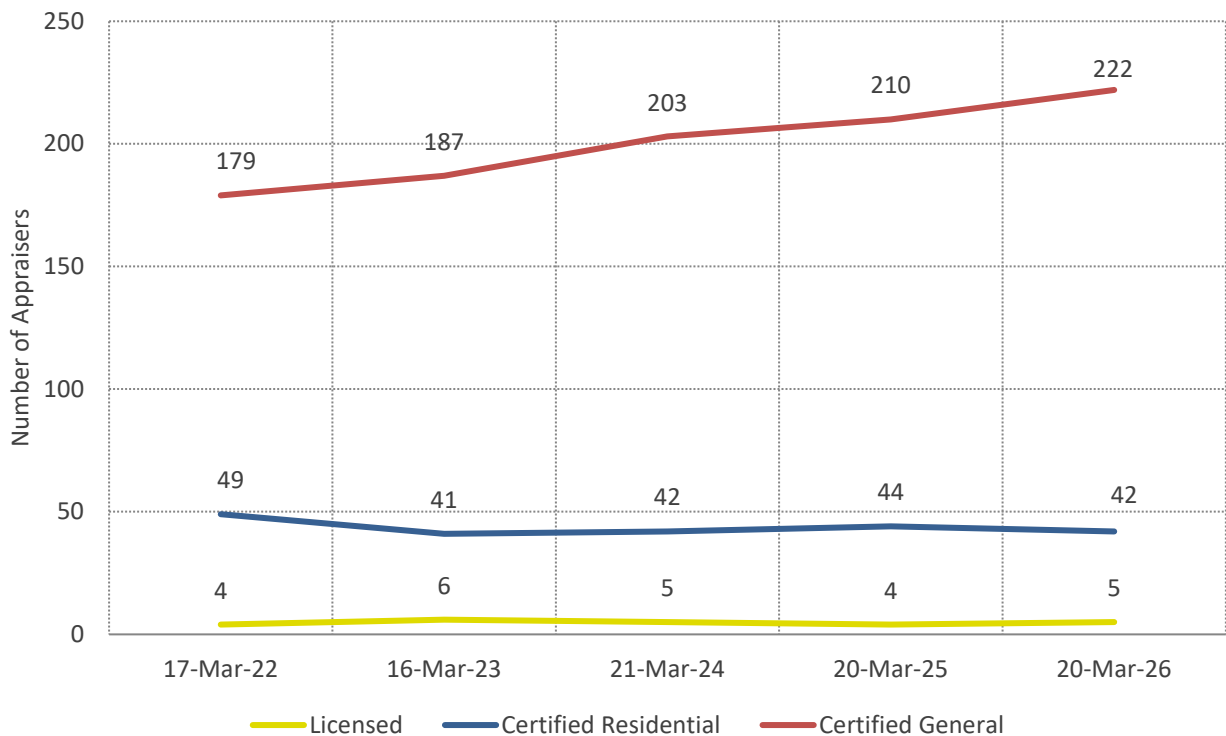
Tyler N. Kohtz
Director

These minutes have been made available for public inspection on February 26, 2026, in compliance with Nebraska Revised Statute § 84-1413(5).

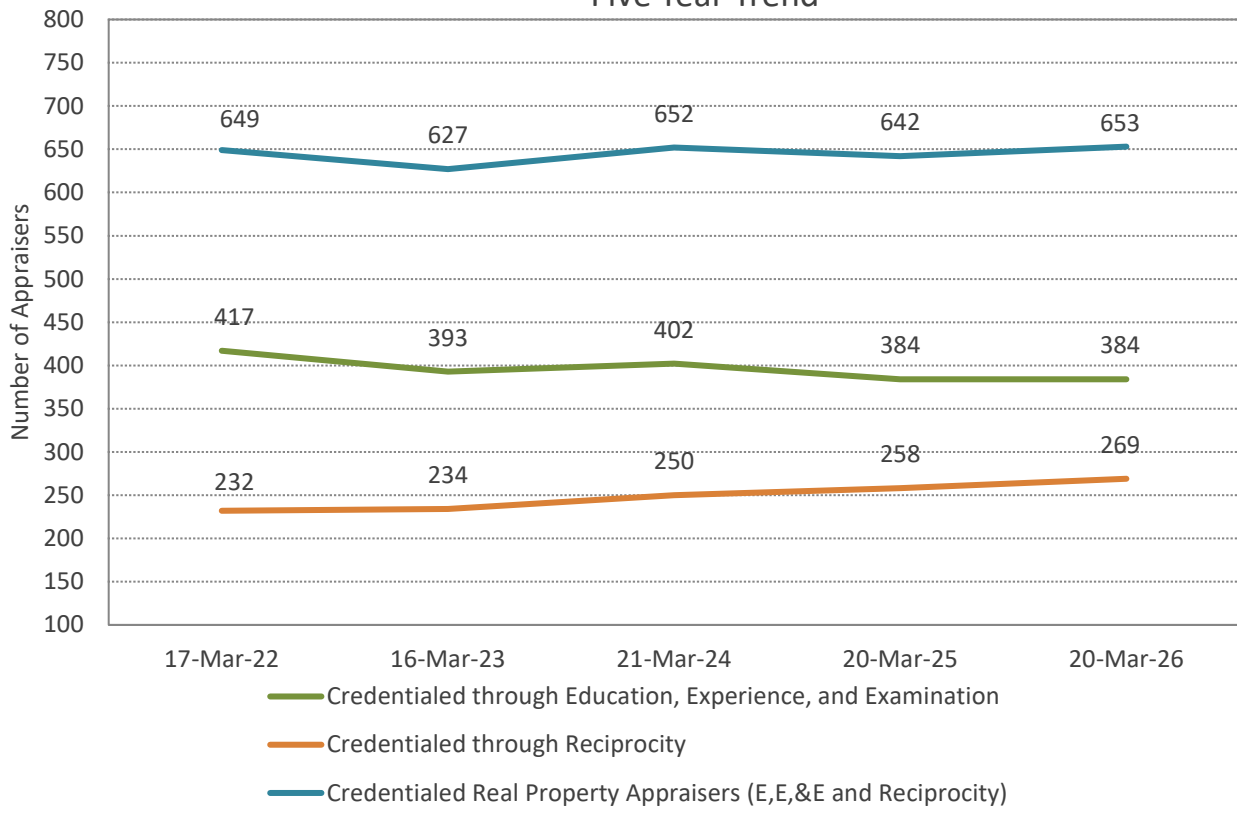
Real Property Appraisers Credentialed through Education, Experience, and Examination (not including Trainee) - Five Year Trend



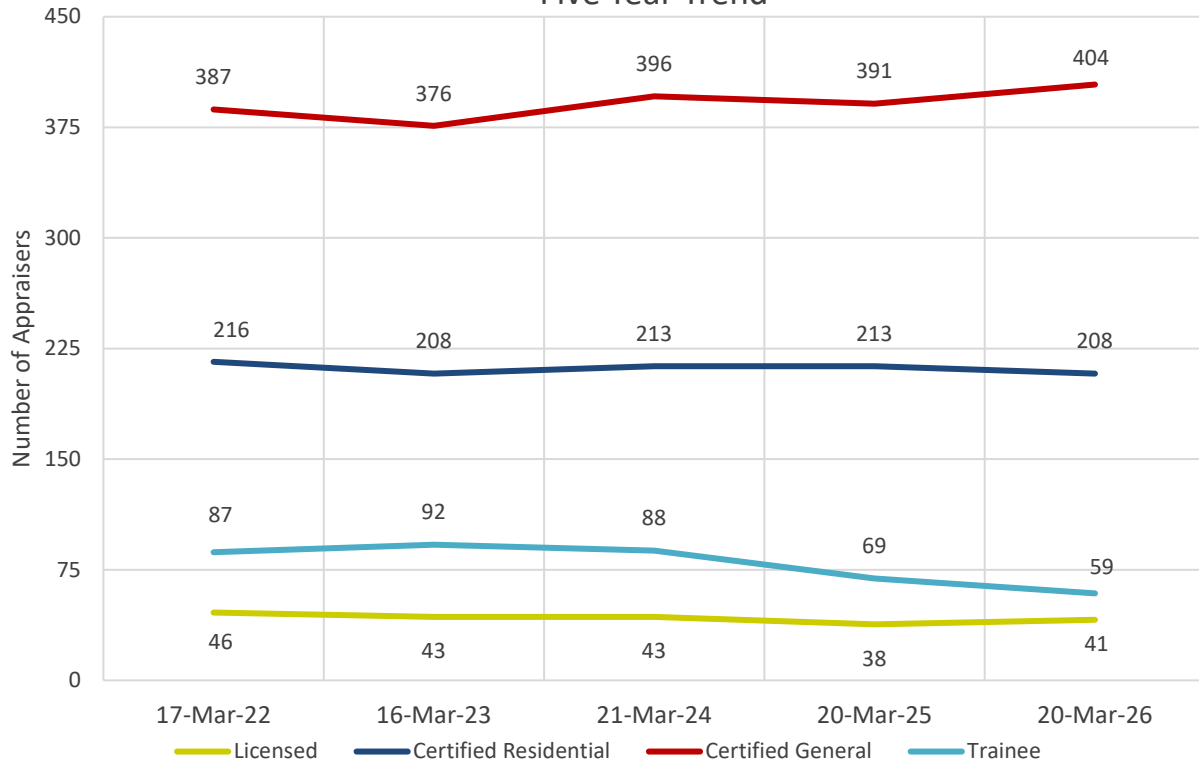
Real Property Appraisers by Classification Credentialed through Reciprocity - Five Year Trend



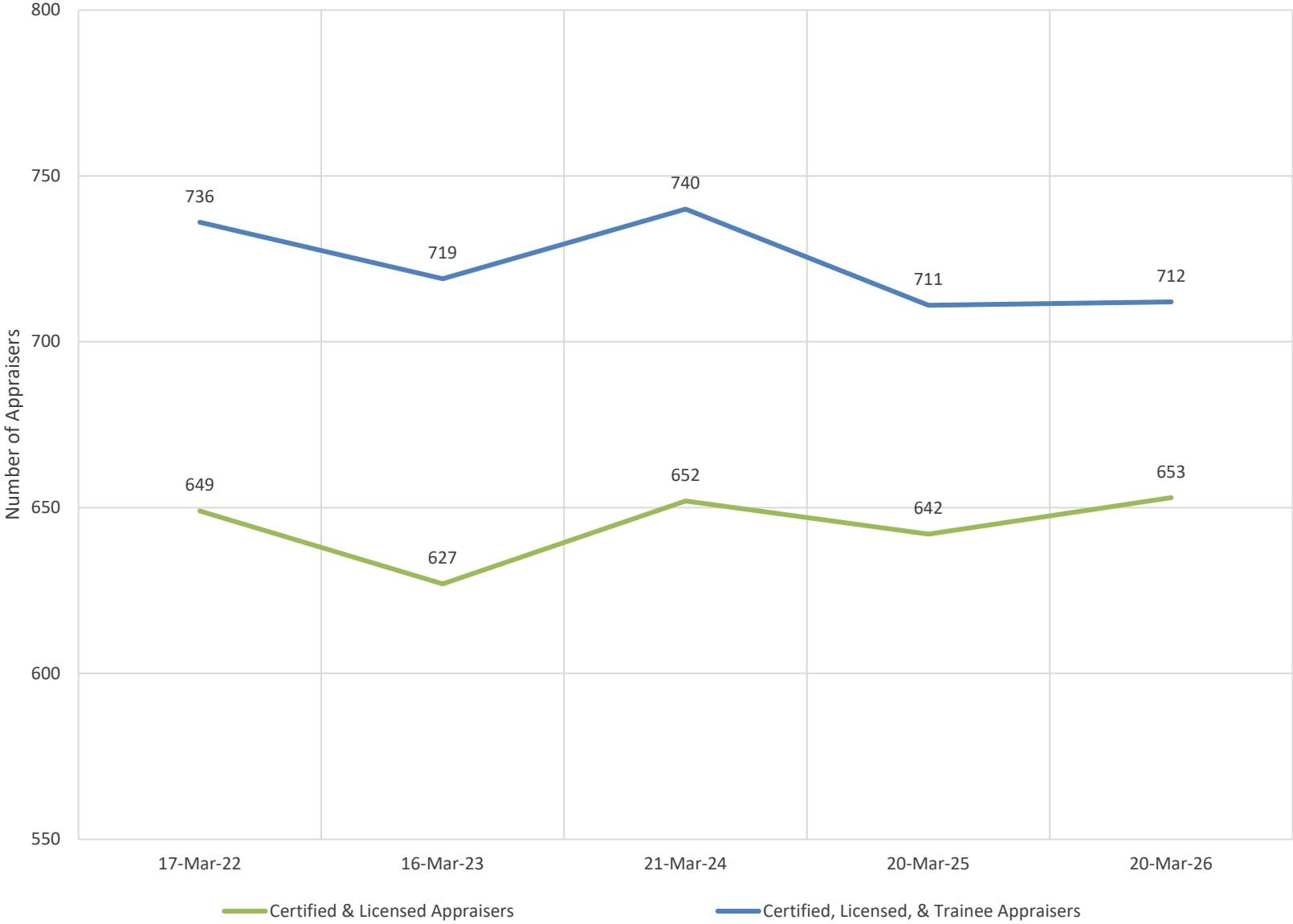
**Total Real Property Appraisers (not including Trainee)
- Five Year Trend**



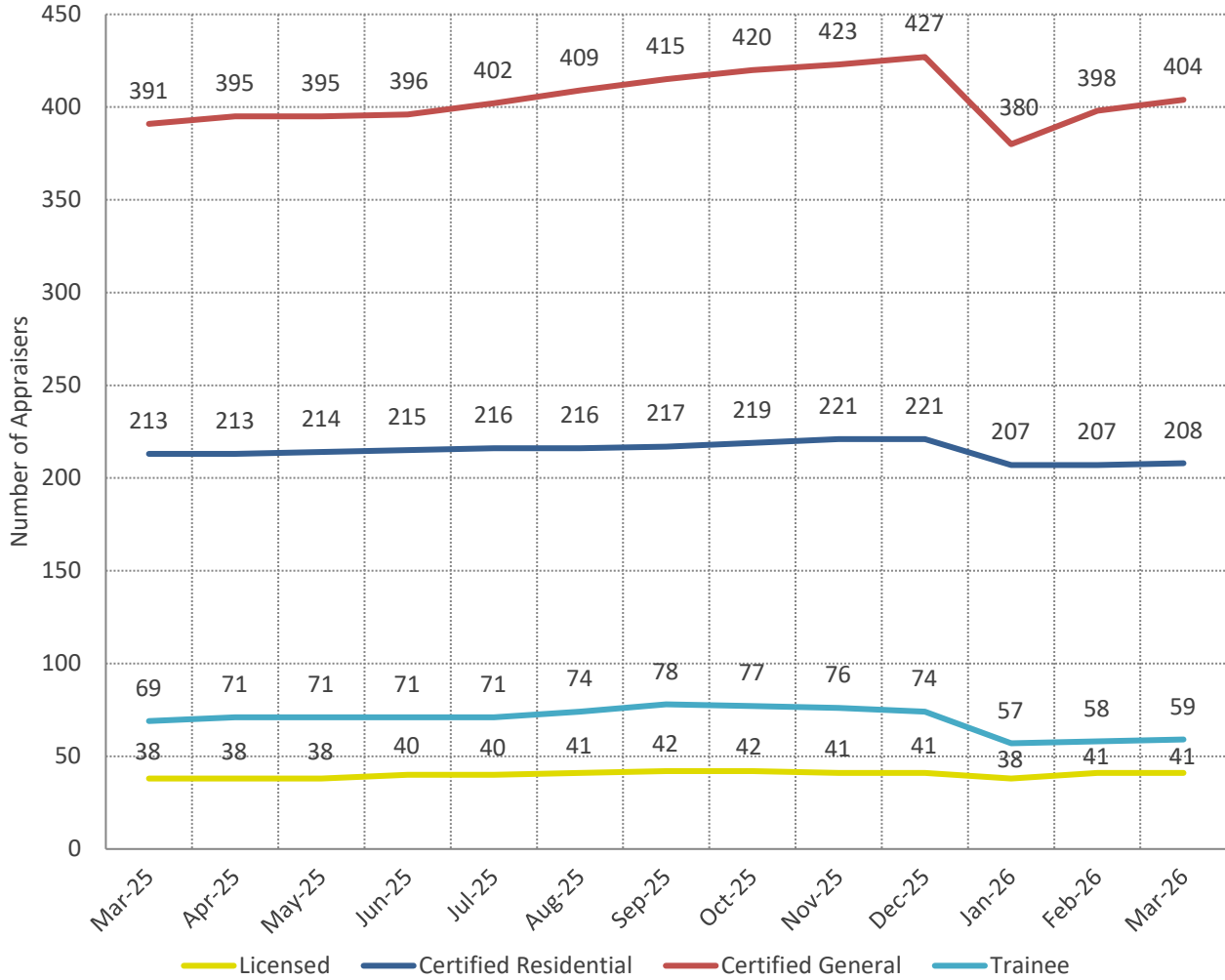
**Total Real Property Appraisers by Classification -
Five Year Trend**



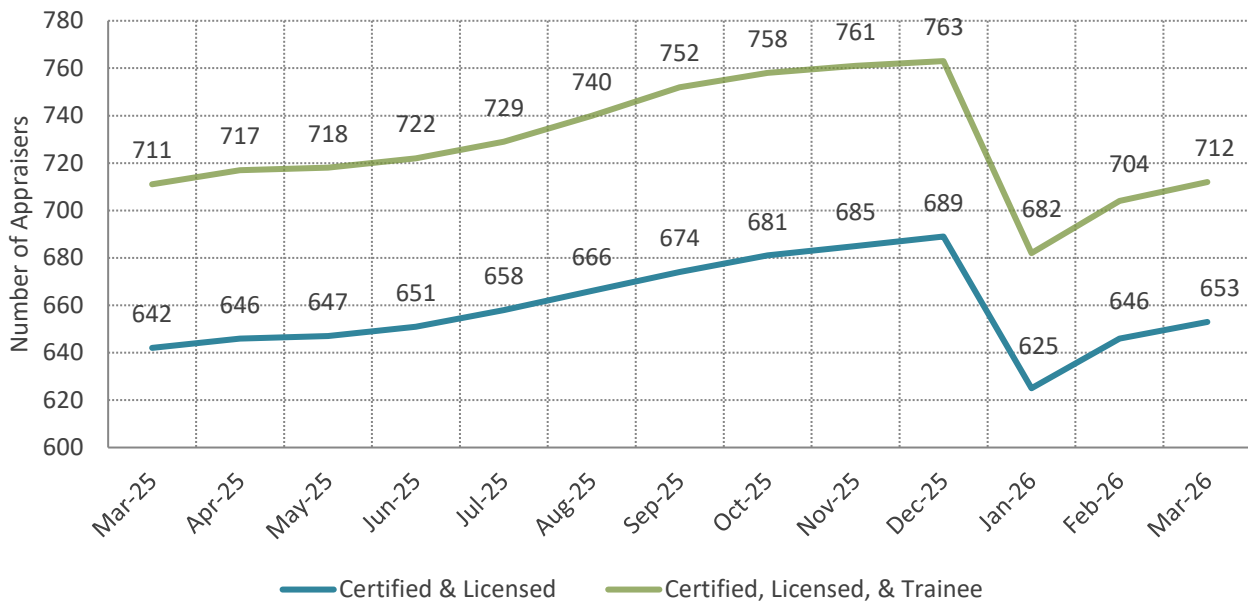
Total Real Property Appraisers - Five Year Trend



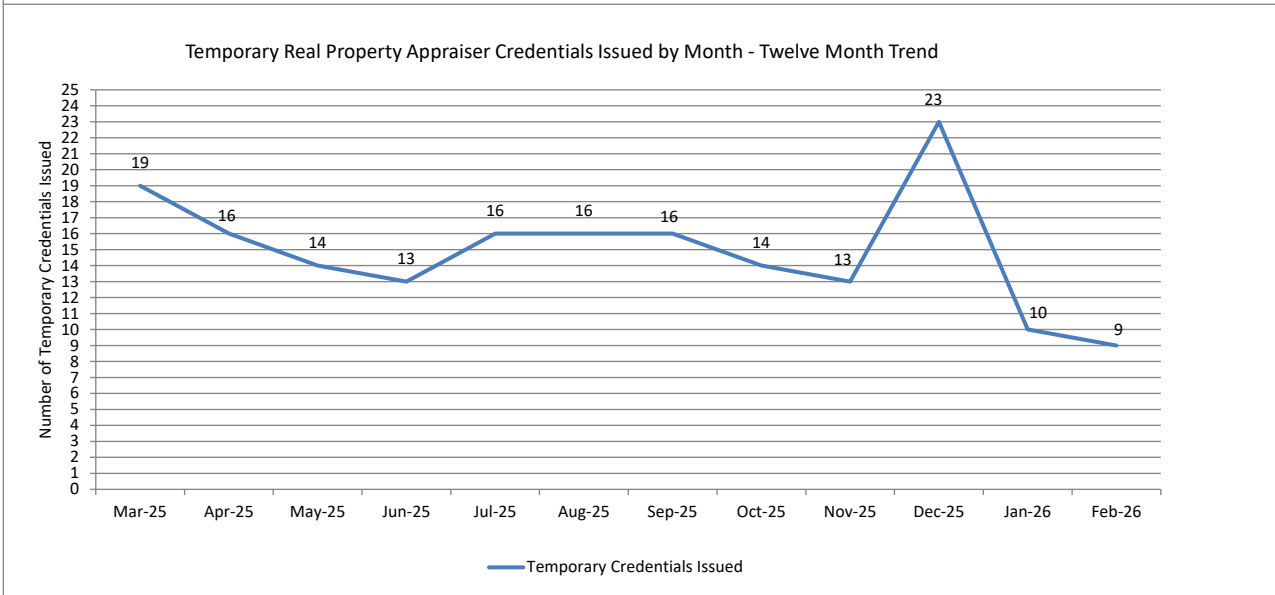
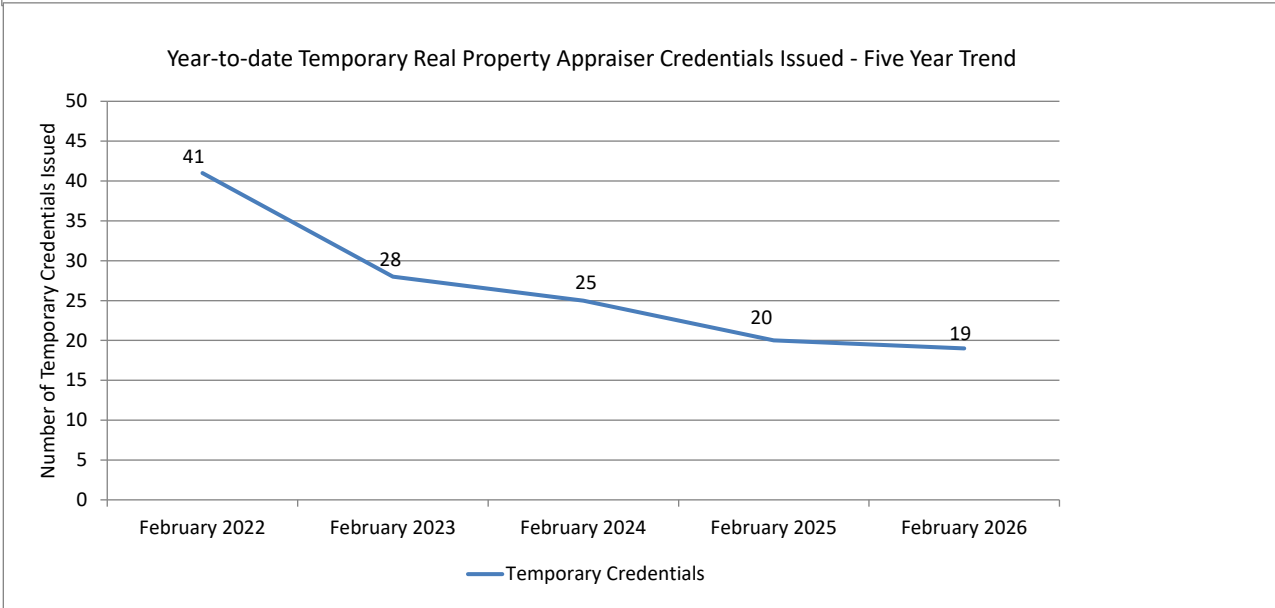
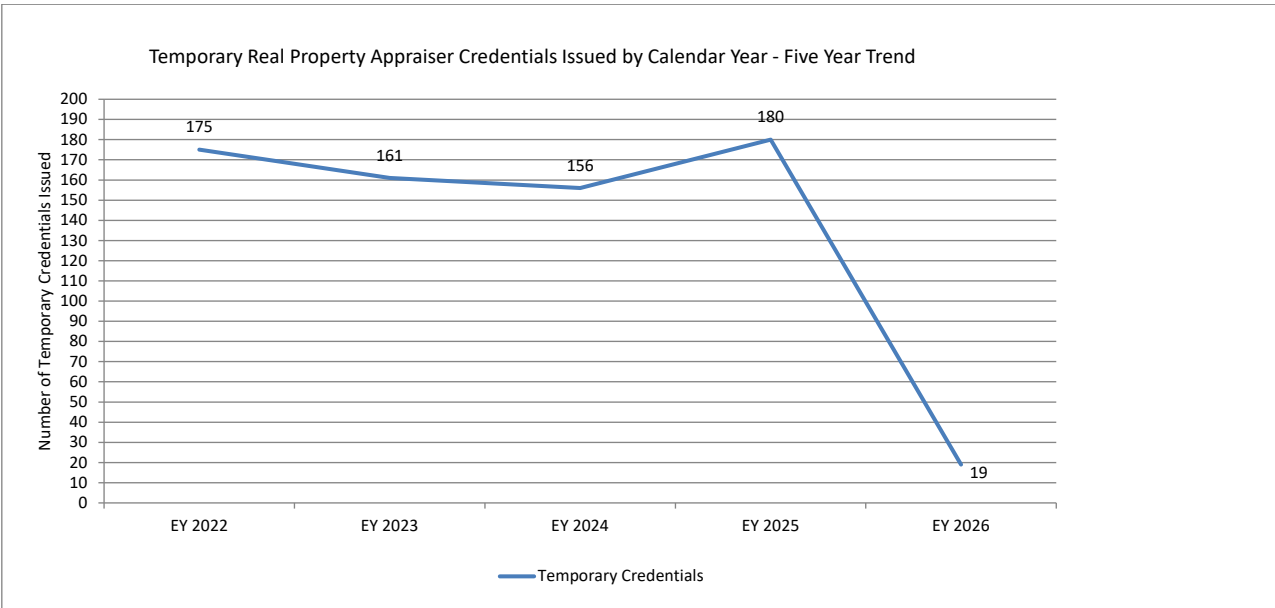
Real Property Appraisers by Classification - Thirteen Month Trend



Total Real Property Appraisers - Thirteen Month Trend

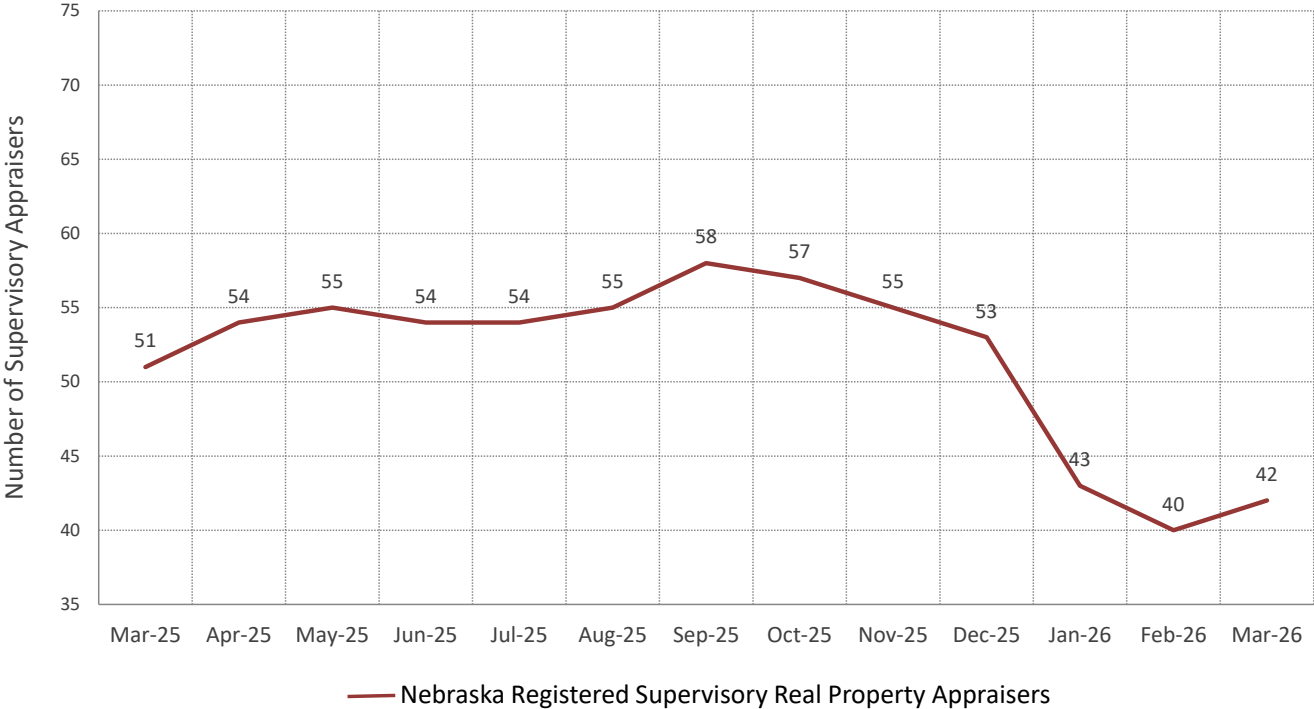


Temporary Real Property Appraiser Report

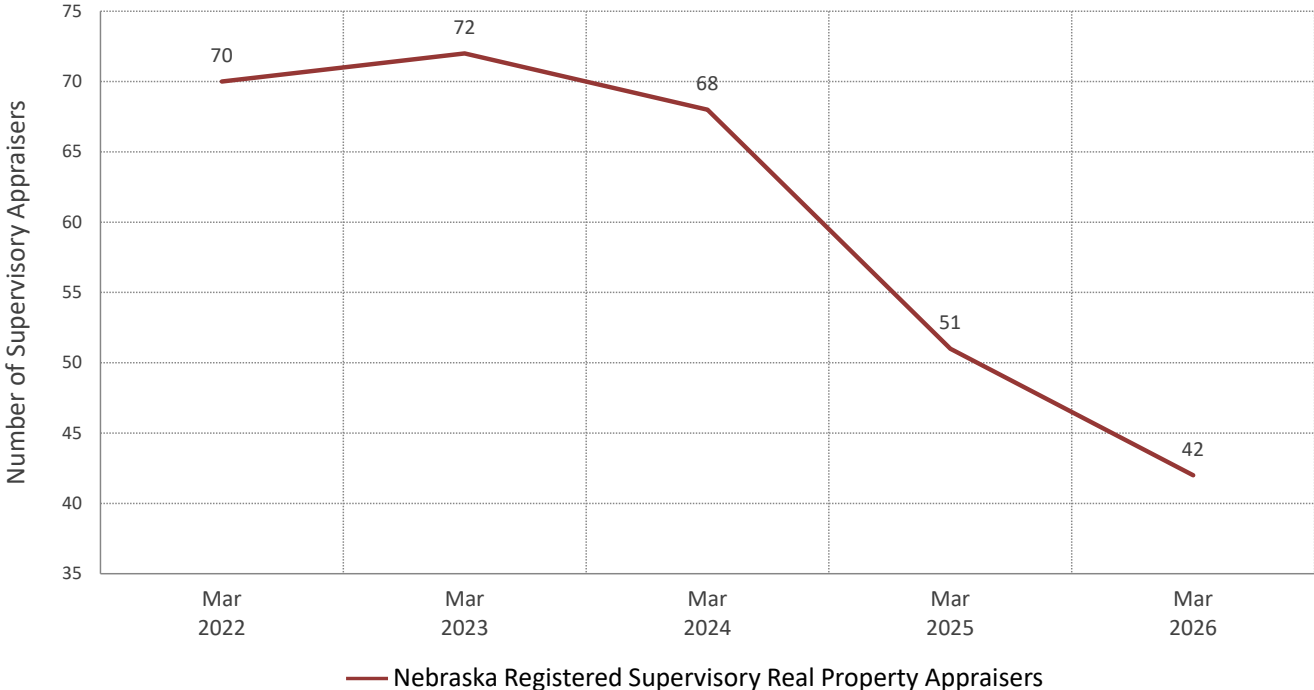


Supervisory Real Property Appraiser Report

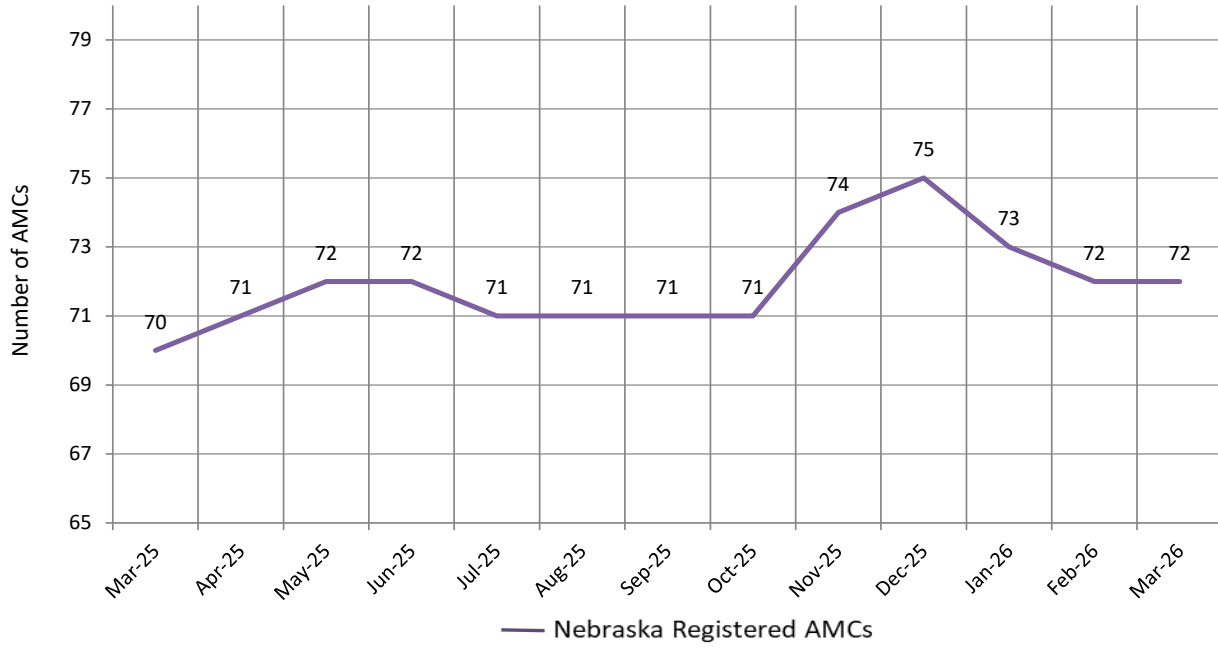
Registered Supervisory Real Property Appraisers - Thirteen Month Trend



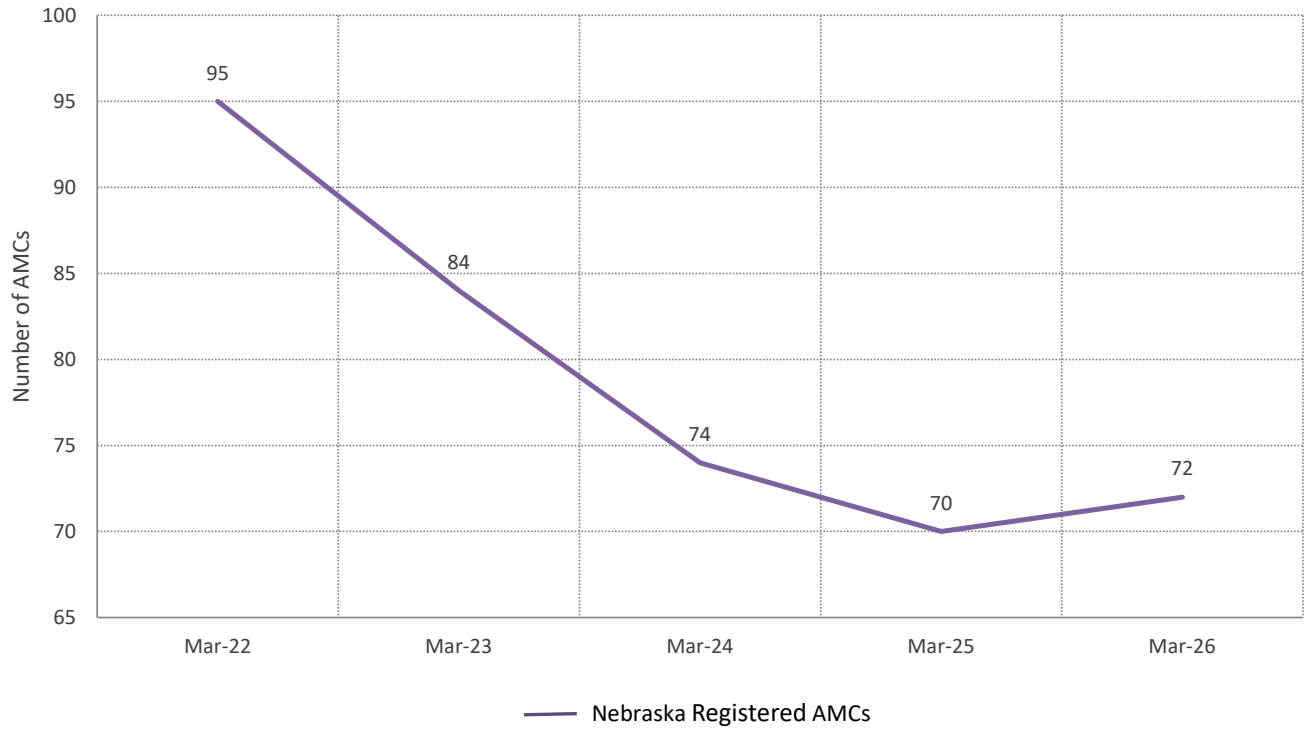
Registered Supervisory Real Property Appraisers - Five Year Trend



Appraisal Management Companies - Thirteen Month Trend



Appraisal Management Companies - Five Year Trend



NEBRASKA REAL PROPERTY APPRAISER BOARD
DIRECTOR APPROVAL OF REAL PROPERTY APPRAISER APPLICANTS

February 11, 2026 – March 10, 2026

<i>New Trainee Real Property Appraisers</i>		
T25014	Mapes, Samuel	Approved February 17, 2026 w/Advisory, no supervisor
T26001	Kunkee, Celie	Approved March 9, 2026

NEBRASKA REAL PROPERTY APPRAISER BOARD

DIRECTOR APPROVAL OF AMC APPLICANTS

February 11, 2026 – March 10, 2026

<i>New AMCs</i>		
NE2026001	Direct Appraisal Management, Corp	Approved February 24, 2026

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

February 11, 2026 – March 10, 2026

Provider	Activity Number	Hours	Title	Instructor(s)	Approval Date
<i>New Continuing Education Activities and Instructors</i>					
Appraiser eLearning	225310T.33	7.00	2026-27 7-Hour National USPAP Continuing Education Course	Bryan Reynolds, Timothy Andersen, Pam Teel, Steven Kahane	02/11/2026
Appraisal Institute	2263403.02	6.00	Business Practices and Ethics Synchronous	Jacinto Munoz, Jash Walitt	02/25/2026
The CE Shop	2262407.77	7.00	Appraising Homes After Natural Disaster	Justin Merrill	02/25/2026
Green Mountain eLearning	225240J.57	5.00	Advisory Opinions 18 and 37, Market Condition Data Analysis: Storytelling	Keith Wolf	03/05/2026
McKissock, LLC	2262409.03	5.00	UAD 3.6: Inspection Workflow Wizardry	Jo Traut	03/06/2026
McKissock, LLC	2261410.03	4.00	Mastering Residential Appraisal Review	Alexander Gilbert, Charles Fisher, Charles Huntoon, Daniel Bone, Dan Bradley, Dan Tosh, Greg Stephens, Howard Kanter, Josh Walitt, Julie Molendorp-Floyd, Kelly Yeatts, Kevin Hecht, Mel Black, Michelle Bradley, Pam Teel, Robert Frazier, Robert Luciani, Stephanie Streep-Tuley, Steve Maher, Tony Pistilli, Wallace Czekalski	03/06/2026

McKissock, LLC	2263411.03	4.00	Live Webinar: Mastering Residential Appraisal Review	Alexander Gilbert, Charles Fisher, Charles Huntoon, Dan Bradley, Diana Jacob, Greg Stephens, Jo Traut, John Dingeman, Josh Walitt, Julie Molendorp- Floyd, Kelly Yeatts, Kevin Hecht, Mel Black, Michelle Bradley, Pam Teel, Robert Abelson, Robert Frazier, Robert McClelland, Stephanie Streep- Tuley, Steve Maher	03/06/2026
Appraisal Institute	2261412.02	3.00	Analyzing Defects, Damages, and Deficiencies in the New URAR	Sean Sargeant	03/09/2026
Appraisal Institute	2263413.02	3.00	Analyzing Defects, Damages, and Deficiencies in the New URAR	Sean Sargeant	03/09/2026
<i>New Qualifying Education Activities and Instructors</i>					
Appraisal Institute	1262202.02	8.00	Online Valuation Bias and Fair Housing Laws and Regulations	Mark Freitag	03/05/2026

**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
LAWS, RULES, AND GUIDANCE DOCUMENTS	Adopt Title 298 changes to implement the Real Property Appraiser Qualification Criteria Effective January 1, 2026 for real property appraisers credentialed prior to January 1, 2026 that upgrade to a higher classification after January 1, 2026 and to implement the CHRC Fee changes as increased by the Nebraska State Patrol.	6/30/2026	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. Harmonize Title 298 with the changes made to the Nebraska Real Property Appraiser Act and Appraisal Management Company Registration Act as needed. Address changes to USPAP, Real Property Appraiser Qualifications Criteria, ASC Policy Statements, AQB CAP Program Guidelines, and Title XI as required. Continue to adopt Guidance Documents for public advisement concerning interpretation of statutes and rules, and retire Guidance Documents that are no longer relevant. Continue to adopt internal procedures as needed to assist with the Board's administration of its programs, and retire internal procedures that are no longer relevant.	Ongoing. Ongoing. Ongoing. Ongoing.	
COMPLIANCE	None.			None.		
CREDENTIALING AND REGISTRATION	For real property appraiser and AMC applications available online, explore offering paper applications upon request only for processing fee.	12/31/2025	Completed August 21, 2025	Monitor real property appraiser credential renewal dates.	Ongoing.	
	Explore use of SARAS Grant to increase the number of Nebraska resident real property appraisers.	6/30/2026	Completed February 19, 2026.			
	Explore separate fee structure for credentialing through reciprocity.	12/31/2025	Completed July 17, 2025			
	Review current AMC fees.	12/31/2025	Completed August 21, 2025			
EDUCATION	Reach out to Nebraska community colleges with real estate degree programs to gauge interest in obtaining AQB CAP Approval.	6/30/2026		Encourage trainee real property appraisers who intend to engage in real property appraisal practice pertaining to agricultural real property upon credentialing as a certified general real property appraiser complete agricultural-based qualifying education offered by an education provider with an expertise in agricultural appraisal in approval letter sent to trainee real property appraisers. 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. Ongoing.	
PERSONNEL	None.			Continue updating the policies and procedures documents as needed to ensure compliance with state policy changes, NAPE/ASFCME contract changes, and to address general work environment needs and/or changes.	Ongoing.	
PUBLIC INFORMATION	Populate the Disciplinary History Search with all real property appraiser and AMC disciplinary action history for active credential and registration holders.	6/30/2026		Encourage development of Memos from the Board and Facebook posts, and The Nebraska Appraiser articles that contain facts of interest to the appraisal business community. 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. 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. 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. 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. 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. Ongoing. Ongoing. Ongoing. Ongoing.	
ADMINISTRATION	Utilize SARAS Grant for development and implementation of online real property appraiser reciprocity application and NRPAB Database interface, and development and of online education applications and NRPAB Database interface.	6/30/2026	Development of online real property appraiser reciprocity application and NRPAB Database interface completed and moved to production on March 10, 2026.	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. Continue to monitor the effectiveness of current NRPAB database, repair bugs, and make improvements and add enhancements needed to address program or use changes. Explore online real property appraiser through E,E,&E initial applications, AMC initial application, and other services that require payment of a fee. Explore use of AI for business functions to automate tasks and for data analysis. Explore use of SARAS Grant to develop application in NRPAB Database to accept credit card payments through credit card vendor for online applications.	Ongoing. Ongoing. Ongoing. Ongoing.	
FINANCIALS	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"> * Customer service * Organization * Board member knowledge * Staff knowledge * Adaptability * Professional diversity of Board * Modernization of accessibility * Authority to enter into contingent dismissal agreements 	<ul style="list-style-type: none"> * Industry's inability to grow * Efficiency loss due to database not meeting potential * Regulatory and statutory barriers 	<ul style="list-style-type: none"> * Growth in real property appraiser field * Continued evaluation of Board and Agency operations * Embrace of available technology * Agency staff size and cross-training of Agency duties * Board member with residential appraisal expertise * Utilization of ASC grant funding for technology projects * Education of users of appraisal reports * Utilization of ASC grant to increase NE appraiser numbers 	<ul style="list-style-type: none"> * Agency turnover * Federal agency oversight * Economic climate * Aging appraiser population * Inadequate supervisory appraiser knowledge * Deemphasis on appraisals at the Federal level * Commodification of appraisal reports * Business consolidation * Government consolidation

Agency 053 REAL PROPERTY APPRAISER BD
Division
Program 079 APPRAISER LICENSING

Percent of Time Elapsed = 66.58

ACCOUNT CODE DESCRIPTION	BUDGETED AMOUNT	CURRENT MONTH ACTIVITY	YEAR-TO-DATE ACTUALS	PERCENT OF BUDGET	ENCUMBERANCES	VARIANCE
BUDGETED FUND TYPES - EXPENDITURES						
510000 PERSONAL SERVICES						
511100 PERMANENT SALARIES-WAGES	221,345.91	16,425.23	137,882.64	62.29		83,463.27
511600 PER DIEM PAYMENTS	8,500.00	500.00	4,100.00	48.24		4,400.00
511700 EMPLOYEE BONUSES	2,000.00		2,000.00	100.00		
512100 VACATION LEAVE EXPENSE	17,312.93	991.64	8,016.71	46.30		9,296.22
512200 SICK LEAVE EXPENSE	1,964.37	375.84	1,313.34	66.86		651.03
512300 HOLIDAY LEAVE EXPENSE	12,227.25	936.46	11,177.63	91.42		1,049.62
512500 FUNERAL LEAVE EXPENSE			143.65			143.65-
Personal Services Subtotal	263,350.46	19,229.17	164,633.97	62.52	0.00	98,716.49
515100 RETIREMENT PLANS EXPENSE	19,137.02	1,402.42	11,870.86	62.03		7,266.16
515200 FICA EXPENSE	20,071.09	1,288.94	11,137.74	55.49		8,933.35
515500 HEALTH INSURANCE EXPENSE	66,162.00	6,533.44	52,267.52	79.00		13,894.48
516500 WORKERS COMP PREMIUMS	1,366.00		1,366.00	100.00		
Major Account 510000 Total	370,086.57	28,453.97	241,276.09	65.19	0.00	128,810.48
520000 OPERATING EXPENSES						
521100 POSTAGE EXPENSE	2,654.22	336.20	2,071.06	78.03		583.16
521400 CIO CHARGES	37,636.61	3,631.57	18,046.60	47.95		19,590.01
521500 PUBLICATION & PRINT EXP	3,378.08	720.13	2,086.59	61.77		1,291.49
521900 AWARDS EXPENSE	50.00		28.00	56.00		22.00
522100 DUES & SUBSCRIPTION EXP	600.00		600.00	100.00		
524600 RENT EXPENSE-BUILDINGS	13,767.10	1,138.38	9,152.14	66.48		4,614.96
524900 RENT EXP-DEPR SURCHARGE	4,664.00	388.64	3,109.12	66.66		1,554.88
531100 OFFICE SUPPLIES EXPENSE	1,792.47		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	9,819.25	31.38		21,475.25
556100 INSURANCE EXPENSE	93.00		14.79	15.90		78.21

Agency 053 REAL PROPERTY APPRAISER BD
Division
Program 079 APPRAISER LICENSING

Percent of Time Elapsed = 66.58

ACCOUNT CODE DESCRIPTION	BUDGETED AMOUNT	CURRENT MONTH ACTIVITY	YEAR-TO-DATE ACTUALS	PERCENT OF BUDGET	ENCUMBERANCES	VARIANCE
559100 OTHER OPERATING EXP	449.44		399.44	88.88		50.00
Major Account 520000 Total	122,658.42	6,434.92	50,363.59	41.06	0.00	72,294.83
570000 TRAVEL EXPENSES						
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	62.36	3,994.96	54.86		3,287.44
575100 MISC TRAVEL EXPENSE	475.95	4.85	243.58	51.18		232.37
Major Account 570000 Total	13,070.55	67.21	7,179.54	54.93	0.00	5,891.01
BUDGETED EXPENDITURES TOTAL	505,815.54	34,956.10	298,819.22	59.08	0.00	206,996.32

SUMMARY BY FUND TYPE - EXPENDITURES

2 CASH FUNDS	505,815.54	34,956.10	298,819.22	59.08		206,996.32
BUDGETED EXPENDITURES TOTAL	505,815.54	34,956.10	298,819.22	59.08	0.00	206,996.32

BUDGETED FUND TYPES - REVENUES

470000 REVENUE - SALES AND CHARGES

471100 SALE OF SERVICES	450.00-	75.00-	300.00-	66.67		150.00-
471120 QUALIFYING ED COURSE FEES	2,010.00-	140.00-	770.00-	38.31		1,240.00-
471121 CONTINUING ED NEW FEES	6,075.00-	855.00-	2,995.00-	49.30		3,080.00-
471122 CONTINUING ED RENEWAL FEES	225.00-	15.00-	135.00-	60.00		90.00-
475150 CERTIFIED GENERAL NEW FEES	9,600.00-	320.00-	10,020.00-	104.38		420.00
475151 LICENSED NEW FEES	640.00-		940.00-	146.88		300.00
475152 FINGERPRINT FEES	2,262.50-	90.50-	1,810.00-	80.00		452.50-
475153 CERTIFIED RESIDENTIAL NEW	2,560.00-		1,240.00-	48.44		1,320.00-
475154 CERTIFIED GENERAL RENEWAL	103,200.00-	2,700.00-	107,950.00-	104.60		4,750.00
475155 LICENSED RENEWAL	8,100.00-		10,150.00-	125.31		2,050.00
475157 CERTIFIED RESIDENTIAL RENEWAL	62,100.00-	300.00-	57,000.00-	91.79		5,100.00-
475161 TEMPORARY CERTIFIED GENERAL	11,200.00-	840.00-	8,310.00-	74.20		2,890.00-
475163 AMC REGISTERED NEW FEES	6,000.00-	2,000.00-	8,000.00-	133.33		2,000.00
475164 AMC APPLICATION FEES	1,050.00-	350.00-	1,750.00-	166.67		700.00
475165 AMC REGISTERED RENEWAL	110,500.00-	8,500.00-	81,400.00-	73.67		29,100.00-

Agency 053 REAL PROPERTY APPRAISER BD
Division
Program 079 APPRAISER LICENSING

Percent of Time Elapsed = 66.58

ACCOUNT CODE DESCRIPTION		BUDGETED AMOUNT	CURRENT MONTH ACTIVITY	YEAR-TO-DATE ACTUALS	PERCENT OF BUDGET	ENCUMBERANCES	VARIANCE
475166	FED REG AMC RPT FORM PROC FEES	700.00-		350.00-	50.00		350.00-
475169	LICENSED INACTIVE			300.00-			300.00
475234	APPLICATION FEES	27,700.00-	1,780.00-	21,200.00-	76.53		6,500.00-
476101	LATE PROCESSING FEES	4,025.00-	650.00-	4,425.00-	109.94		400.00
Major Account 470000 Total		<u>358,397.50-</u>	<u>18,615.50-</u>	<u>319,045.00-</u>	<u>89.02</u>	<u>0.00</u>	<u>39,352.50-</u>
480000 REVENUE - MISCELLANEOUS							
481100	INVESTMENT INCOME	21,000.00-	1,185.34-	12,557.61-	59.80		8,442.39-
484500	REIMB NON-GOVT SOURCES	6,000.00-		9,252.09-	154.20		3,252.09
Major Account 480000 Total		<u>27,000.00-</u>	<u>1,185.34-</u>	<u>21,809.70-</u>	<u>80.78</u>	<u>0.00</u>	<u>5,190.30-</u>
490000 REVENUE - OTHER FINANCIAL SOURCES/U							
493200	OPERATING TRANSFERS OUT			250,000.00			250,000.00-
Major Account 490000 Total		<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>
BUDGETED REVENUE TOTAL		<u>385,397.50-</u>	<u>19,800.84-</u>	<u>90,854.70-</u>	<u>23.57</u>	<u>0.00</u>	<u>294,542.80-</u>
SUMMARY BY FUND TYPE - REVENUE							
2	CASH FUNDS	385,397.50-	19,800.84-	90,854.70-	23.57		294,542.80-
BUDGETED REVENUE TOTAL		<u>385,397.50-</u>	<u>19,800.84-</u>	<u>90,854.70-</u>	<u>23.57</u>	<u>0.00</u>	<u>294,542.80-</u>

Agency 053 REAL PROPERTY APPRAISER BD
Division
Program 079 APPRAISER LICENSING

Percent of Time Elapsed = 66.58

ACCOUNT CODE DESCRIPTION	BUDGETED AMOUNT	CURRENT MONTH ACTIVITY	YEAR-TO-DATE ACTUALS	PERCENT OF BUDGET	ENCUMBERANCES	VARIANCE
BUDGETED FUND TYPES - EXPENDITURES						
510000 PERSONAL SERVICES						
511100 PERMANENT SALARIES-WAGES	143,874.85	10,676.23	89,622.50	62.29		54,252.35
511600 PER DIEM PAYMENTS	5,525.00	325.00	2,665.00	48.24		2,860.00
511700 EMPLOYEE BONUSES	1,300.00		1,300.00	100.00		
512100 VACATION LEAVE EXPENSE	11,253.40	644.48	5,209.85	46.30		6,043.55
512200 SICK LEAVE EXPENSE	1,276.84	244.35	853.24	66.82		423.60
512300 HOLIDAY LEAVE EXPENSE	7,947.71	608.69	7,265.41	91.42		682.30
512500 FUNERAL LEAVE EXPENSE			93.37			93.37-
Personal Services Subtotal	171,177.80	12,498.75	107,009.37	62.51	0.00	64,168.43
515100 RETIREMENT PLANS EXPENSE	12,439.09	911.56	7,715.80	62.03		4,723.29
515200 FICA EXPENSE	13,046.20	837.77	7,239.16	55.49		5,807.04
515500 HEALTH INSURANCE EXPENSE	43,005.30	4,246.68	33,973.26	79.00		9,032.04
516500 WORKERS COMP PREMIUMS	887.90		887.90	100.00		
Major Account 510000 Total	240,556.29	18,494.76	156,825.49	65.19	0.00	83,730.80
520000 OPERATING EXPENSES						
521100 POSTAGE EXPENSE	2,349.13	281.16	1,905.39	81.11		443.74
521400 CIO CHARGES	24,563.02	2,751.12	12,769.78	51.99		11,793.24
521500 PUBLICATION & PRINT EXP	2,195.75	471.32	1,579.34	71.93		616.41
521900 AWARDS EXPENSE	32.50		18.20	56.00		14.30
522100 DUES & SUBSCRIPTION EXP	390.00		390.00	100.00		
524600 RENT EXPENSE-BUILDINGS	8,948.61	739.95	5,948.85	66.48		2,999.76
524900 RENT EXP-DEPR SURCHARGE	3,031.60	252.62	2,020.96	66.66		1,010.64
531100 OFFICE SUPPLIES EXPENSE	1,173.97		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	9,490.60	30.97		21,153.90
556100 INSURANCE EXPENSE	60.45		9.61	15.90		50.84

Agency 053 REAL PROPERTY APPRAISER BD
Division
Program 079 APPRAISER LICENSING

Percent of Time Elapsed = 66.58

ACCOUNT CODE DESCRIPTION	BUDGETED AMOUNT	CURRENT MONTH ACTIVITY	YEAR-TO-DATE ACTUALS	PERCENT OF BUDGET	ENCUMBERANCES	VARIANCE
559100 OTHER OPERATING EXP	279.14		359.44	128.77		80.30-
Major Account 520000 Total	96,497.87	4,716.17	38,216.13	39.60	0.00	58,281.74
570000 TRAVEL EXPENSES						
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	40.53	2,596.72	54.86		2,136.84
575100 MISC TRAVEL EXPENSE	309.37	3.15	158.37	51.19		151.00
Major Account 570000 Total	8,495.86	43.68	4,666.74	54.93	0.00	3,829.12
BUDGETED EXPENDITURES TOTAL	345,550.02	23,254.61	199,708.36	57.79	0.00	145,841.66

SUMMARY BY FUND TYPE - EXPENDITURES

2 CASH FUNDS	345,550.02	23,254.61	199,708.36	57.79		145,841.66
BUDGETED EXPENDITURES TOTAL	345,550.02	23,254.61	199,708.36	57.79	0.00	145,841.66

BUDGETED FUND TYPES - REVENUES

470000 REVENUE - SALES AND CHARGES

471100 SALE OF SERVICES	450.00-	75.00-	300.00-	66.67		150.00-
471120 QUALIFYING ED COURSE FEES	2,010.00-	140.00-	770.00-	38.31		1,240.00-
471121 CONTINUING ED NEW FEES	6,075.00-	855.00-	2,995.00-	49.30		3,080.00-
471122 CONTINUING ED RENEWAL FEES	225.00-	15.00-	135.00-	60.00		90.00-
475150 CERTIFIED GENERAL NEW FEES	9,600.00-	320.00-	10,020.00-	104.38		420.00
475151 LICENSED NEW FEES	640.00-		940.00-	146.88		300.00
475152 FINGERPRINT FEES	2,262.50-	90.50-	1,810.00-	80.00		452.50-
475153 CERTIFIED RESIDENTIAL NEW	2,560.00-		1,240.00-	48.44		1,320.00-
475154 CERTIFIED GENERAL RENEWAL	103,200.00-	2,700.00-	107,950.00-	104.60		4,750.00
475155 LICENSED RENEWAL	8,100.00-		10,150.00-	125.31		2,050.00
475157 CERTIFIED RESIDENTIAL RENEWAL	62,100.00-	300.00-	57,000.00-	91.79		5,100.00-
475161 TEMPORARY CERTIFIED GENERAL	11,200.00-	840.00-	8,310.00-	74.20		2,890.00-
475169 LICENSED INACTIVE			300.00-			300.00
475234 APPLICATION FEES	27,700.00-	1,780.00-	21,200.00-	76.53		6,500.00-
476101 LATE PROCESSING FEES	3,750.00-	525.00-	3,950.00-	105.33		200.00

Agency 053 REAL PROPERTY APPRAISER BD
Division
Program 079 APPRAISER LICENSING

Percent of Time Elapsed = 66.58

<u>ACCOUNT CODE DESCRIPTION</u>		<u>BUDGETED</u>	<u>CURRENT MONTH</u>	<u>YEAR-TO-DATE</u>	<u>PERCENT OF</u>	<u>ENCUMBERANCES</u>	<u>VARIANCE</u>
		<u>AMOUNT</u>	<u>ACTIVITY</u>	<u>ACTUALS</u>	<u>BUDGET</u>		
Major Account 470000 Total		<u>239,872.50-</u>	<u>7,640.50-</u>	<u>227,070.00-</u>	<u>94.66</u>	<u>0.00</u>	<u>12,802.50-</u>
480000 REVENUE - MISCELLANEOUS							
481100	INVESTMENT INCOME	12,000.00-	683.88-	6,956.44-	57.97		5,043.56-
484500	REIMB NON-GOVT SOURCES	5,000.00-		8,220.86-	164.42		3,220.86
Major Account 480000 Total		<u>17,000.00-</u>	<u>683.88-</u>	<u>15,177.30-</u>	<u>89.28</u>	<u>0.00</u>	<u>1,822.70-</u>
490000 REVENUE - OTHER FINANCIAL SOURCES/U							
493200	OPERATING TRANSFERS OUT			150,000.00			150,000.00-
Major Account 490000 Total		<u>0.00</u>	<u>0.00</u>	<u>150,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>150,000.00-</u>
BUDGETED REVENUE TOTAL		<u>256,872.50-</u>	<u>8,324.38-</u>	<u>92,247.30-</u>	<u>35.91</u>	<u>0.00</u>	<u>164,625.20-</u>
SUMMARY BY FUND TYPE - REVENUE							
2	CASH FUNDS	256,872.50-	8,324.38-	92,247.30-	35.91		164,625.20-
BUDGETED REVENUE TOTAL		<u>256,872.50-</u>	<u>8,324.38-</u>	<u>92,247.30-</u>	<u>35.91</u>	<u>0.00</u>	<u>164,625.20-</u>



STATE OF NEBRASKA
Department of Administrative Services
Accounting Division
Budget Status Report
As of 02/28/26

Agency 053 REAL PROPERTY APPRAISER BD
Division
Program 079 APPRAISER LICENSING

Percent of Time Elapsed = 66.58

ACCOUNT CODE DESCRIPTION	BUDGETED AMOUNT	CURRENT MONTH ACTIVITY	YEAR-TO-DATE ACTUALS	PERCENT OF BUDGET	ENCUMBERANCES	VARIANCE
BUDGETED FUND TYPES - EXPENDITURES						
510000 PERSONAL SERVICES						
511100 PERMANENT SALARIES-WAGES	77,471.06	5,749.00	48,260.14	62.29		29,210.92
511600 PER DIEM PAYMENTS	2,975.00	175.00	1,435.00	48.24		1,540.00
511700 EMPLOYEE BONUSES	700.00		700.00	100.00		
512100 VACATION LEAVE EXPENSE	6,059.53	347.16	2,806.86	46.32		3,252.67
512200 SICK LEAVE EXPENSE	687.53	131.49	460.10	66.92		227.43
512300 HOLIDAY LEAVE EXPENSE	4,279.54	327.77	3,912.22	91.42		367.32
512500 FUNERAL LEAVE EXPENSE			50.28			50.28-
Personal Services Subtotal	92,172.66	6,730.42	57,624.60	62.52	0.00	34,548.06
515100 RETIREMENT PLANS EXPENSE	6,697.93	490.86	4,155.06	62.03		2,542.87
515200 FICA EXPENSE	7,024.89	451.17	3,898.58	55.50		3,126.31
515500 HEALTH INSURANCE EXPENSE	23,156.70	2,286.76	18,294.26	79.00		4,862.44
516500 WORKERS COMP PREMIUMS	478.10		478.10	100.00		
Major Account 510000 Total	129,530.28	9,959.21	84,450.60	65.20	0.00	45,079.68
520000 OPERATING EXPENSES						
521100 POSTAGE EXPENSE	305.09	55.04	165.67	54.30		139.42
521400 CIO CHARGES	13,073.59	880.45	5,276.82	40.36		7,796.77
521500 PUBLICATION & PRINT EXP	1,182.33	248.81	507.25	42.90		675.08
521900 AWARDS EXPENSE	17.50		9.80	56.00		7.70
522100 DUES & SUBSCRIPTION EXP	210.00		210.00	100.00		
524600 RENT EXPENSE-BUILDINGS	4,818.49	398.43	3,203.29	66.48		1,615.20
524900 RENT EXP-DEPR SURCHARGE	1,632.40	136.02	1,088.16	66.66		544.24
531100 OFFICE SUPPLIES EXPENSE	618.50		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 02/28/26

Agency 053 REAL PROPERTY APPRAISER BD
Division
Program 079 APPRAISER LICENSING

Percent of Time Elapsed = 66.58

ACCOUNT CODE DESCRIPTION	BUDGETED AMOUNT	CURRENT MONTH ACTIVITY	YEAR-TO-DATE ACTUALS	PERCENT OF BUDGET	ENCUMBERANCES	VARIANCE
559100 OTHER OPERATING EXP	170.30		40.00	23.49		130.30
Major Account 520000 Total	26,160.55	1,718.75	12,147.46	46.43	0.00	14,013.09
570000 TRAVEL EXPENSES						
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	21.83	1,398.24	54.86		1,150.60
575100 MISC TRAVEL EXPENSE	166.58	1.70	85.21	51.15		81.37
Major Account 570000 Total	4,574.69	23.53	2,512.80	54.93	0.00	2,061.89
BUDGETED EXPENDITURES TOTAL	160,265.52	11,701.49	99,110.86	61.84	0.00	61,154.66

SUMMARY BY FUND TYPE - EXPENDITURES

2 CASH FUNDS	160,265.52	11,701.49	99,110.86	61.84		61,154.66
BUDGETED EXPENDITURES TOTAL	160,265.52	11,701.49	99,110.86	61.84	0.00	61,154.66

BUDGETED FUND TYPES - REVENUES

470000 REVENUE - SALES AND CHARGES

475163 AMC REGISTERED NEW FEES	6,000.00-	2,000.00-	8,000.00-	133.33		2,000.00
475164 AMC APPLICATION FEES	1,050.00-	350.00-	1,750.00-	166.67		700.00
475165 AMC REGISTERED RENEWAL	110,500.00-	8,500.00-	81,400.00-	73.67		29,100.00-
475166 FED REG AMC RPT FORM PROC FEES	700.00-		350.00-	50.00		350.00-
476101 LATE PROCESSING FEES	275.00-	125.00-	475.00-	172.73		200.00
Major Account 470000 Total	118,525.00-	10,975.00-	91,975.00-	77.60	0.00	26,550.00-

480000 REVENUE - MISCELLANEOUS

481100 INVESTMENT INCOME	9,000.00-	501.46-	5,601.17-	62.24		3,398.83-
484500 REIMB NON-GOVT SOURCES	1,000.00-		1,031.23-	103.12		31.23
Major Account 480000 Total	10,000.00-	501.46-	6,632.40-	66.32	0.00	3,367.60-

490000 REVENUE - OTHER FINANCIAL SOURCES/U



STATE OF NEBRASKA
Department of Administrative Services
Accounting Division
Budget Status Report
As of 02/28/26

Agency 053 REAL PROPERTY APPRAISER BD
Division
Program 079 APPRAISER LICENSING

Percent of Time Elapsed = 66.58

<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-
Major Account 490000 Total	<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>
BUDGETED REVENUE TOTAL	<u>128,525.00-</u>	<u>11,476.46-</u>	<u>1,392.60</u>	<u>1.08-</u>	<u>0.00</u>	<u>129,917.60-</u>
SUMMARY BY FUND TYPE - REVENUE						
2 CASH FUNDS	128,525.00-	11,476.46-	1,392.60	1.08-		129,917.60-
BUDGETED REVENUE TOTAL	<u>128,525.00-</u>	<u>11,476.46-</u>	<u>1,392.60</u>	<u>1.08-</u>	<u>0.00</u>	<u>129,917.60-</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.		661443	02/18/26	RC	RB	NRPAB DEPOSIT 260218	8145162		25.00-
25310	079	000	53105018.471100.		662973	02/26/26	RC	RB	NRPAB DEPOSIT 260226	8155895		50.00-
Total for Object			471100 SALE OF SERVICES									75.00-
25310	079	000	53105018.471120.		659628	02/05/26	RC	RB	NRPAB DEPOSIT 260205	8131800		70.00-
25310	079	000	53105018.471120.		661882	02/20/26	RC	RB	NRPAB DEPOSIT 260220	8148884		70.00-
Total for Object			471120 QUALIFYING ED COURSE FEES									140.00-
25310	079	000	53105018.471121.		659628	02/05/26	RC	RB	NRPAB DEPOSIT 260205	8131800		235.00-
25310	079	000	53105018.471121.		659949	02/06/26	RC	RB	NRPAB DEPOSIT 260206	8134199		100.00-
25310	079	000	53105018.471121.		660540	02/11/26	RC	RB	NRPAB DEPOSIT 260211	8138459		35.00-
25310	079	000	53105018.471121.		661443	02/18/26	RC	RB	NRPAB DEPOSIT 260218	8145162		275.00-
25310	079	000	53105018.471121.		661882	02/20/26	RC	RB	NRPAB DEPOSIT 260220	8148884		210.00-
Total for Object			471121 CONTINUING ED NEW FEES									855.00-
25310	079	000	53105018.471122.		661443	02/18/26	RC	RB	NRPAB DEPOSIT 260218	8145162		15.00-
Total for Object			471122 CONTINUING ED RENEWAL FEES									15.00-
25310	079	000	53105018.475150.		661443	02/18/26	RC	RB	NRPAB DEPOSIT 260218	8145162		320.00-
Total for Object			475150 CERTIFIED GENERAL NEW FEES									320.00-
25310	079	000	53105018.475152.		659949	02/06/26	RC	RB	NRPAB DEPOSIT 260206	8134199		45.25-
25310	079	000	53105018.475152.		662973	02/26/26	RC	RB	NRPAB DEPOSIT 260226	8155895		45.25-
Total for Object			475152 FINGERPRINT FEES									90.50-
25310	079	000	53105018.475154.		659454	02/03/26	RC	RB	NRPAB APP EFW DEPOSIT 260203	8130068		600.00-
25310	079	000	53105018.475154.		660608	02/10/26	RC	RB	NRPAB APP EFW DEPOSIT 260210	8138486		900.00-
25310	079	000	53105018.475154.		661443	02/18/26	RC	RB	NRPAB DEPOSIT 260218	8145162		300.00-
25310	079	000	53105018.475154.		661459	02/17/26	RC	RB	NRPAB APP EFW DEPOSIT 260217	8145345		600.00-
25310	079	000	53105018.475154.		661882	02/20/26	RC	RB	NRPAB DEPOSIT 260220	8148884		300.00-
Total for Object			475154 CERTIFIED GENERAL RENEWAL									2,700.00-
25310	079	000	53105018.475157.		662825	02/24/26	RC	RB	NRPAB APP EFW DEPOSIT 260224	8153852		300.00-
Total for Object			475157 CERTIFIED RESIDENTIAL RENEWAL									300.00-
25310	079	000	53105018.475161.		659454	02/03/26	RC	RB	NRPAB APP EFW DEPOSIT 260203	8130068		280.00-
25310	079	000	53105018.475161.		660005	02/05/26	RC	RB	NRPAB DEPOSIT 260205	8133810		70.00-
25310	079	000	53105018.475161.		660608	02/10/26	RC	RB	NRPAB APP EFW DEPOSIT 260210	8138486		280.00-
25310	079	000	53105018.475161.		661459	02/17/26	RC	RB	NRPAB APP EFW DEPOSIT 260217	8145345		280.00-

Fund	Program	Sub-Program	Account Number	Sub-ledger	Doc Number	Tran Date	Tran Type	Batch Type	Payee/Explanation	Batch Number	Posted Code	Month to Date
25310	079	000	53105018.475161.		662825	02/24/26	RC	RB	NRPAB APP EFW DEPOSIT 260224	8153852		140.00-
Total for Object			475161	TEMPORARY CERTIFIED GENERAL								840.00-
25310	079	000	53105018.475234.		659454	02/03/26	RC	RB	NRPAB APP EFW DEPOSIT 260203	8130068		480.00-
25310	079	000	53105018.475234.		660005	02/05/26	RC	RB	NRPAB DEPOSIT 260205	8133810		120.00-
25310	079	000	53105018.475234.		659949	02/06/26	RC	RB	NRPAB DEPOSIT 260206	8134199		170.00-
25310	079	000	53105018.475234.		660608	02/10/26	RC	RB	NRPAB APP EFW DEPOSIT 260210	8138486		480.00-
25310	079	000	53105018.475234.		661459	02/17/26	RC	RB	NRPAB APP EFW DEPOSIT 260217	8145345		120.00-
25310	079	000	53105018.475234.		662825	02/24/26	RC	RB	NRPAB APP EFW DEPOSIT 260224	8153852		240.00-
25310	079	000	53105018.475234.		662973	02/26/26	RC	RB	NRPAB DEPOSIT 260226	8155895		170.00-
Total for Object			475234	APPLICATION FEES								1,780.00-
25310	079	000	53105018.476101.		659454	02/03/26	RC	RB	NRPAB APP EFW DEPOSIT 260203	8130068		75.00-
25310	079	000	53105018.476101.		660608	02/10/26	RC	RB	NRPAB APP EFW DEPOSIT 260210	8138486		150.00-
25310	079	000	53105018.476101.		661443	02/18/26	RC	RB	NRPAB DEPOSIT 260218	8145162		75.00-
25310	079	000	53105018.476101.		661459	02/17/26	RC	RB	NRPAB APP EFW DEPOSIT 260217	8145345		75.00-
25310	079	000	53105018.476101.		661882	02/20/26	RC	RB	NRPAB DEPOSIT 260220	8148884		75.00-
25310	079	000	53105018.476101.		662825	02/24/26	RC	RB	NRPAB APP EFW DEPOSIT 260224	8153852		75.00-
Total for Object			476101	LATE PROCESSING FEES								525.00-
25310	079	000	53105018.481100.		27451101	02/12/26	JE	G	OIP Jan 2026 2.85654%	8142235		683.88-
Total for Object			481100	INVESTMENT INCOME								683.88-
25310	079	000	53105018.511100.		3195168	02/04/26	T2	7	PAYROLL LABOR DISTRIBUTION	8122375		4,869.37
25310	079	000	53105018.511100.		3195237	02/18/26	T2	7	PAYROLL LABOR DISTRIBUTION	8138627		5,806.86
Total for Object			511100	PERMANENT SALARIES-WAGES								10,676.23
25310	079	000	53105018.511600.		3195168	02/04/26	T2	7	PAYROLL LABOR DISTRIBUTION	8122375		325.00
Total for Object			511600	PER DIEM PAYMENTS								325.00
25310	079	000	53105018.512100.		3195168	02/04/26	T2	7	PAYROLL LABOR DISTRIBUTION	8122375		580.38
25310	079	000	53105018.512100.		3195237	02/18/26	T2	7	PAYROLL LABOR DISTRIBUTION	8138627		64.10
Total for Object			512100	VACATION LEAVE EXPENSE								644.48
25310	079	000	53105018.512200.		3195168	02/04/26	T2	7	PAYROLL LABOR DISTRIBUTION	8122375		28.52
25310	079	000	53105018.512200.		3195237	02/18/26	T2	7	PAYROLL LABOR DISTRIBUTION	8138627		215.83
Total for Object			512200	SICK LEAVE EXPENSE								244.35
25310	079	000	53105018.512300.		3195168	02/04/26	T2	7	PAYROLL LABOR DISTRIBUTION	8122375		

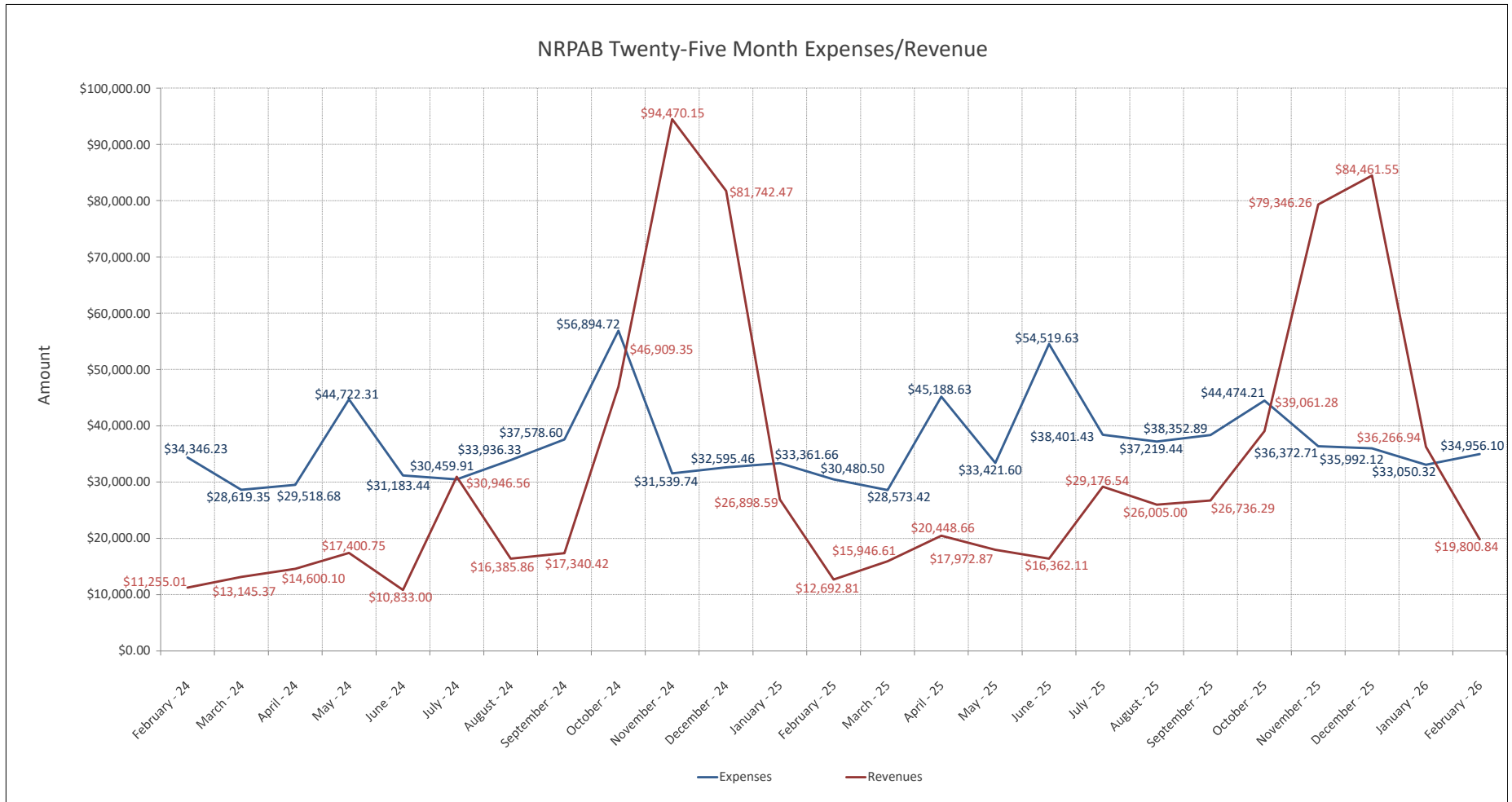
Fund	Program	Sub-Program	Account Number	Sub-ledger	Doc Number	Tran Date	Tran Type	Batch Type	Payee/Explanation	Batch Number	Posted Code	Month to Date
Total for Object			512300	HOLIDAY LEAVE EXPENSE								608.69
25310	079	000	53105018.515100.		3195169	02/04/26	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	8122375		455.78
25310	079	000	53105018.515100.		3195238	02/18/26	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	8138627		455.78
Total for Object			515100	RETIREMENT PLANS EXPENSE								911.56
25310	079	000	53105018.515200.		3195169	02/04/26	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	8122375		431.32
25310	079	000	53105018.515200.		3195238	02/18/26	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	8138627		406.45
Total for Object			515200	FICA EXPENSE								837.77
25310	079	000	53105018.515500.		3195169	02/04/26	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	8122375		2,123.36
25310	079	000	53105018.515500.		3195238	02/18/26	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	8138627		2,123.32
Total for Object			515500	HEALTH INSURANCE EXPENSE								4,246.68
25310	079	000	53105018.521100.		27364101	02/02/26	JE	G	NRPAB POSTAGE DEC 2025	8125703		8.17-
25310	079	000	53105018.521100.		27451108	02/12/26	JE	G	POSTAGE DUE JAN 2026	8142243		336.20
25310	079	000	53105018.521100.		27473768	02/17/26	JE	G	NRPAB POSTAGE JAN 2026	8146958		46.87-
Total for Object			521100	POSTAGE EXPENSE								281.16
25310	079	000	53105018.521400.		59321918	02/02/26	PV	V	AS - OCIO - IMSERVICES	8118883		765.01
25310	079	000	53105018.521400.		59331726	02/02/26	PV	V	AS - OCIO - COMMUNICATIONS	8121765		144.44
25310	079	000	53105018.521400.		59584901	02/11/26	PV	V	AS - OCIO - IMSERVICES	8141130		1,841.67
Total for Object			521400	CIO CHARGES								2,751.12
25310	079	000	53105018.521500.		27281085	02/13/26	JE	G	COPY SERVICES OCT-DEC 2025	8110282		710.88
25310	079	000	53105018.521500.		27473767	02/17/26	JE	G	NRPAB COPY SERV OCT-DEC 2026	8146955		248.81-
25310	079	000	53105018.521500.		2299722	02/24/26	OV	O	CORRECTIONAL SERVICES, DEPARTM	8154864		9.25
Total for Object			521500	PUBLICATION & PRINT EXP								471.32
25310	079	000	53105018.524600.		27357248	02/06/26	JE	G	RENT & LB530 FEB 2026 - OTHER	8124197		1,112.53
25310	079	000	53105018.524600.		27416472	02/09/26	JE	G	NRPAB RENT FEB 2026	8137895		389.38-
25310	079	000	53105018.524600.		59633367	02/17/26	PV	V	SECRETARY OF STATE	8146950		16.80
Total for Object			524600	RENT EXPENSE-BUILDINGS								739.95
25310	079	000	53105018.524900.		27357248	02/06/26	JE	G	RENT & LB530 FEB 2026 - OTHER	8124197		388.64
25310	079	000	53105018.524900.		27416472	02/09/26	JE	G	NRPAB RENT FEB 2026	8137895		136.02-
Total for Object			524900	RENT EXP-DEPR SURCHARGE								252.62
25310	079	000	53105018.554900.		59536439	02/09/26	PV	V	NEBRASKA STATE PATROL	8138001		2,000.00

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			554900	OTHER CONTRACTUAL SERVICES								220.00
25310	079	000	53105018.574500.		59322120	02/02/26	PV	V	HERMSEN, KEVIN P	8118982		40.53
Total for Object			574500	PERSONAL VEHICLE MILEAGE								40.53
25310	079	000	53105018.575100.		59322120	02/02/26	PV	V	HERMSEN, KEVIN P	8118982		3.15
Total for Object			575100	MISC TRAVEL EXPENSE								3.15
Total for Business Unit		53105018	NE REAL PROPERTY APPRAISER									14,930.23
25320	079	000	53105200.475163.		659627	02/05/26	RC	RB	NRPAB AMC DEPOSIT 260205	8131812		2,000.00-
Total for Object			475163	AMC REGISTERED NEW FEES								2,000.00-
25320	079	000	53105200.475164.		659627	02/05/26	RC	RB	NRPAB AMC DEPOSIT 260205	8131812		350.00-
Total for Object			475164	AMC APPLICATION FEES								350.00-
25320	079	000	53105200.475165.		660007	02/05/26	RC	RB	NRPAB AMC REN EFW DEP 260205	8134168		1,700.00-
25320	079	000	53105200.475165.		661458	02/17/26	RC	RB	NRPAB AMC REN EFW DEP 260217	8145302		1,700.00-
25320	079	000	53105200.475165.		662824	02/24/26	RC	RB	NRPAB AMC REN EFW DEP 260224	8153834		5,100.00-
Total for Object			475165	AMC REGISTERED RENEWAL								8,500.00-
25320	079	000	53105200.476101.		660007	02/05/26	RC	RB	NRPAB AMC REN EFW DEP 260205	8134168		25.00-
25320	079	000	53105200.476101.		662824	02/24/26	RC	RB	NRPAB AMC REN EFW DEP 260224	8153834		100.00-
Total for Object			476101	LATE PROCESSING FEES								125.00-
25320	079	000	53105200.481100.		27451101	02/12/26	JE	G	OIP Jan 2026 2.85654%	8142235		501.46-
Total for Object			481100	INVESTMENT INCOME								501.46-
25320	079	000	53105200.511100.		3195168	02/04/26	T2	7	PAYROLL LABOR DISTRIBUTION	8122375		2,622.21
25320	079	000	53105200.511100.		3195237	02/18/26	T2	7	PAYROLL LABOR DISTRIBUTION	8138627		3,126.79
Total for Object			511100	PERMANENT SALARIES-WAGES								5,749.00
25320	079	000	53105200.511600.		3195168	02/04/26	T2	7	PAYROLL LABOR DISTRIBUTION	8122375		175.00
Total for Object			511600	PER DIEM PAYMENTS								175.00
25320	079	000	53105200.512100.		3195168	02/04/26	T2	7	PAYROLL LABOR DISTRIBUTION	8122375		312.50
25320	079	000	53105200.512100.		3195237	02/18/26	T2	7	PAYROLL LABOR DISTRIBUTION	8138627		34.66
Total for Object			512100	VACATION LEAVE EXPENSE								347.16

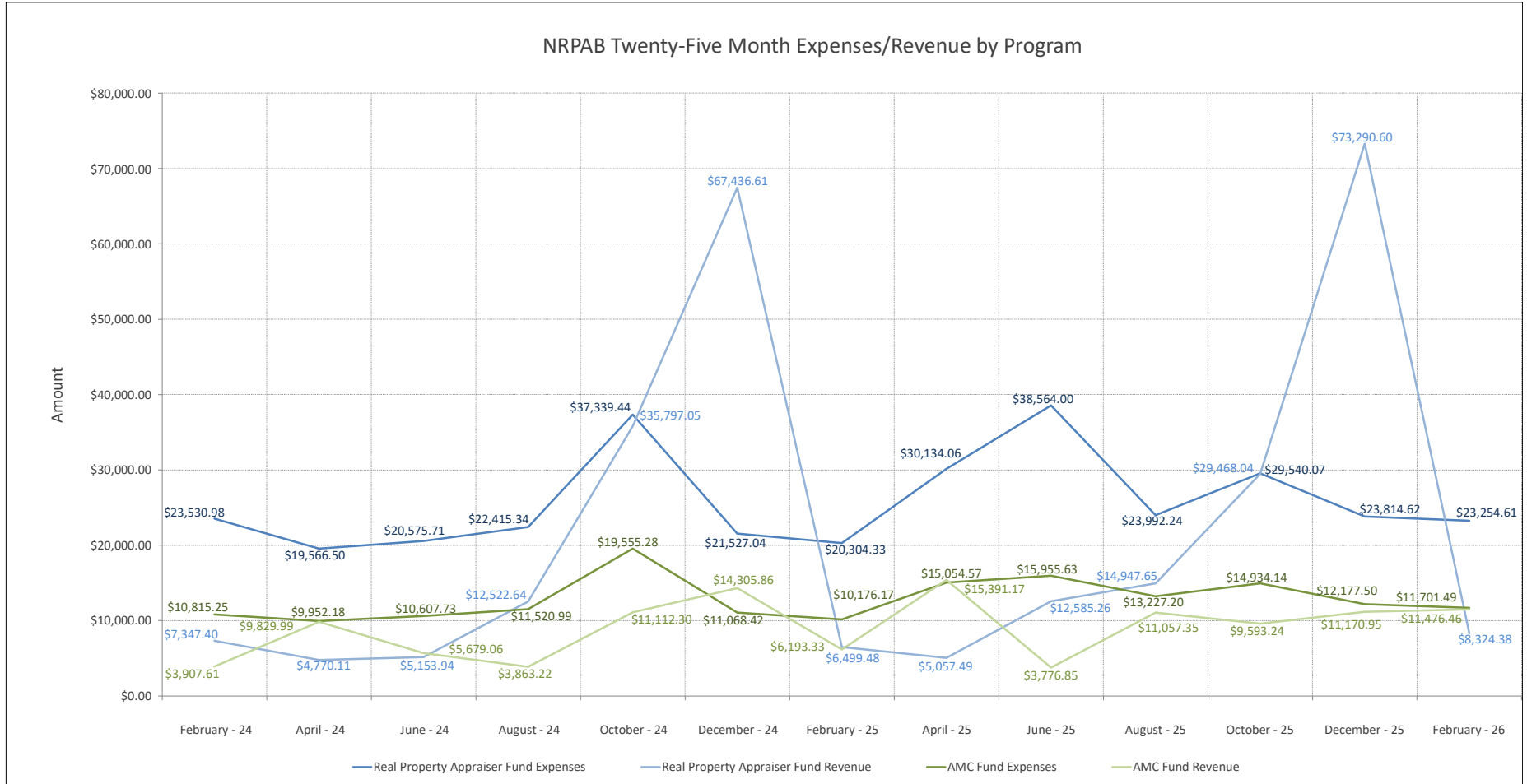
Fund	Program	Sub-Program	Account Number	Sub-ledger	Doc Number	Tran Date	Tran Type	Batch Type	Payee/Explanation	Batch Number	Posted Code	Month to Date
25320	079	000	53105200.512200.		3195168	02/04/26	T2	7	PAYROLL LABOR DISTRIBUTION	8122375		15.14
25320	079	000	53105200.512200.		3195237	02/18/26	T2	7	PAYROLL LABOR DISTRIBUTION	8138627		116.35
Total for Object			512200 SICK LEAVE EXPENSE									131.49
25320	079	000	53105200.512300.		3195168	02/04/26	T2	7	PAYROLL LABOR DISTRIBUTION	8122375		327.77
Total for Object			512300 HOLIDAY LEAVE EXPENSE									327.77
25320	079	000	53105200.515100.		3195169	02/04/26	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	8122375		245.43
25320	079	000	53105200.515100.		3195238	02/18/26	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	8138627		245.43
Total for Object			515100 RETIREMENT PLANS EXPENSE									490.86
25320	079	000	53105200.515200.		3195169	02/04/26	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	8122375		232.27
25320	079	000	53105200.515200.		3195238	02/18/26	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	8138627		218.90
Total for Object			515200 FICA EXPENSE									451.17
25320	079	000	53105200.515500.		3195169	02/04/26	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	8122375		1,143.36
25320	079	000	53105200.515500.		3195238	02/18/26	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	8138627		1,143.40
Total for Object			515500 HEALTH INSURANCE EXPENSE									2,286.76
25320	079	000	53105200.521100.		27364101	02/02/26	JE	G	NRPAB POSTAGE DEC 2025	8125703		8.17
25320	079	000	53105200.521100.		27473768	02/17/26	JE	G	NRPAB POSTAGE JAN 2026	8146958		46.87
Total for Object			521100 POSTAGE EXPENSE									55.04
25320	079	000	53105200.521400.		59321918	02/02/26	PV	V	AS - OCIO - IMSERVICES	8118883		411.93
25320	079	000	53105200.521400.		59331726	02/02/26	PV	V	AS - OCIO - COMMUNICATIONS	8121765		77.78
25320	079	000	53105200.521400.		59584901	02/11/26	PV	V	AS - OCIO - IMSERVICES	8141130		390.74
Total for Object			521400 CIO CHARGES									880.45
25320	079	000	53105200.521500.		27473767	02/17/26	JE	G	NRPAB COPY SERV OCT-DEC 2026	8146955		248.81
Total for Object			521500 PUBLICATION & PRINT EXP									248.81
25320	079	000	53105200.524600.		27416472	02/09/26	JE	G	NRPAB RENT FEB 2026	8137895		389.38
25320	079	000	53105200.524600.		59633367	02/17/26	PV	V	SECRETARY OF STATE	8146950		9.05
Total for Object			524600 RENT EXPENSE-BUILDINGS									398.43
25320	079	000	53105200.524900.		27416472	02/09/26	JE	G	NRPAB RENT FEB 2026	8137895		136.02
Total for Object			524900 RENT EXP-DEPR SURCHARGE									136.02
25320	079	000	53105200.574500.		59322120	02/02/26	PV	V	HERMSEN, KEVIN P	8118982		

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			574500	PERSONAL VEHICLE MILEAGE								21.83
25320	079	000	53105200.575100.		59322120	02/02/26	PV	V	HERMSEN, KEVIN P	8118982		1.70
Total for Object			575100	MISC TRAVEL EXPENSE								1.70
Total for Business Unit			53105200	AMC LICENSING								225.03
Total for Division			000									15,155.26
Total for Agency			053	REAL PROPERTY APPRAISER BD								15,155.26

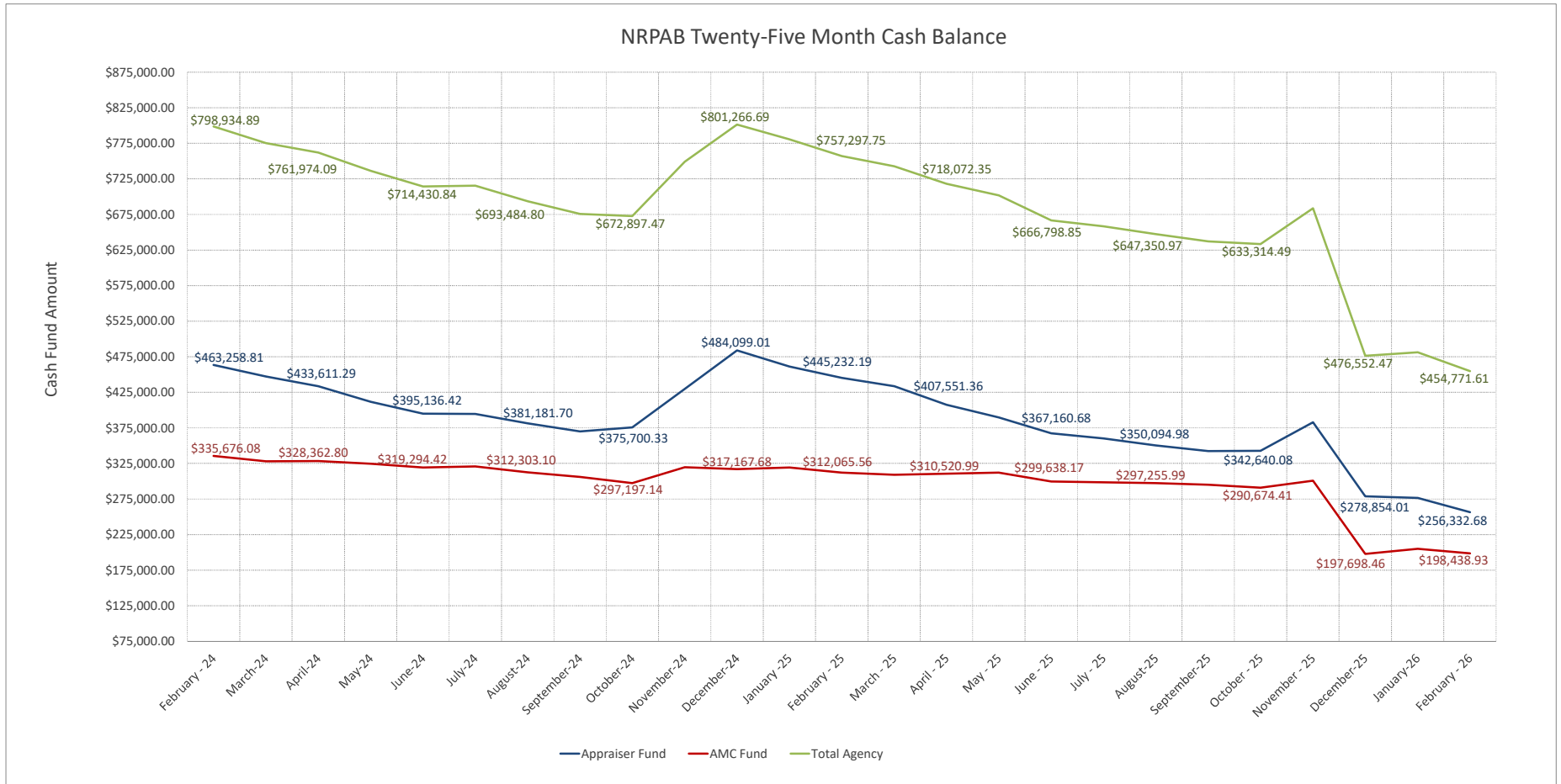
Financial Report and Considerations - Financial Charts



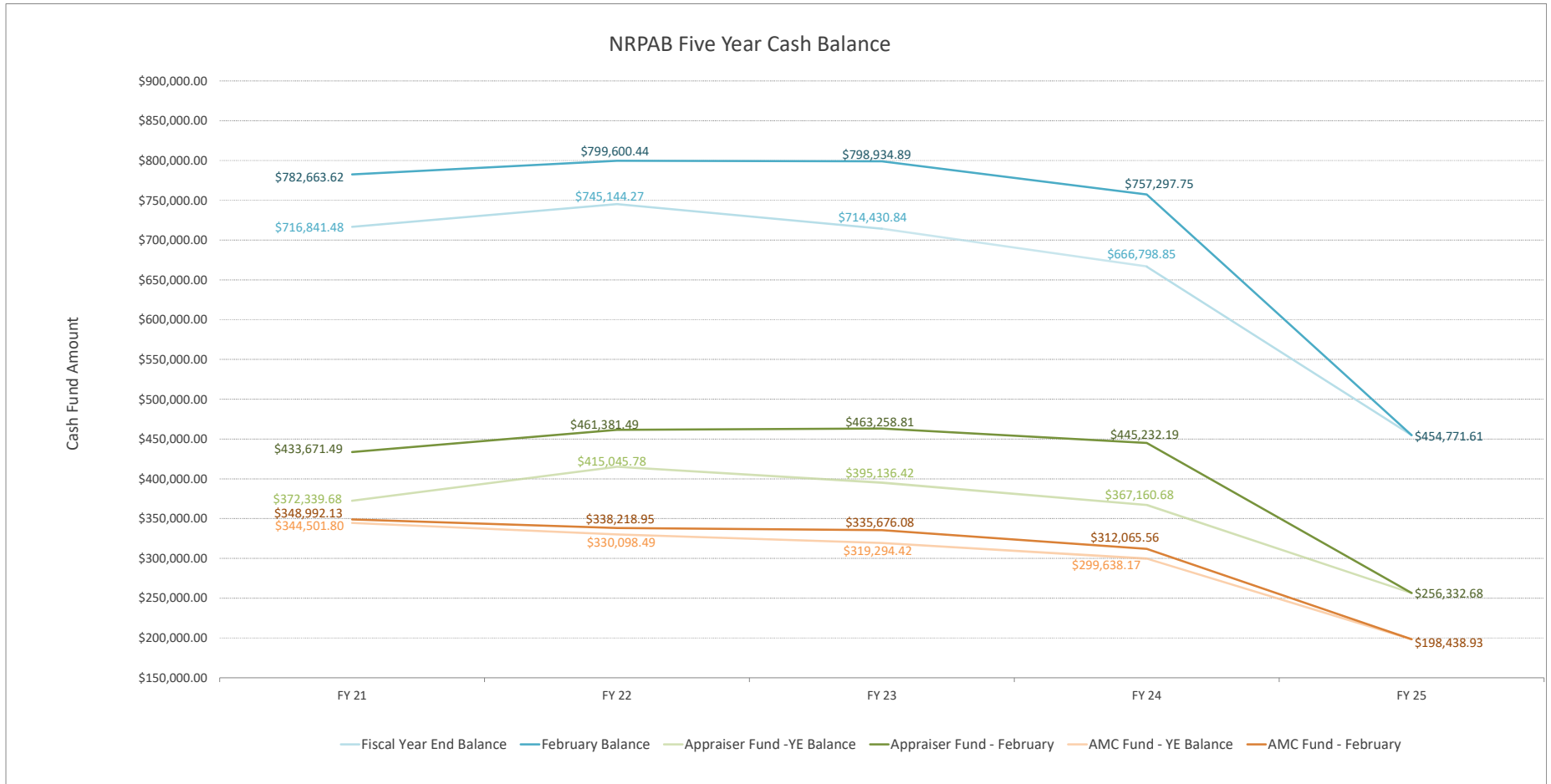
Financial Report and Considerations - Financial Charts



Financial Report and Considerations - Financial Charts



Financial Report and Considerations - Financial Charts



STATE OF NEBRASKA
Department of Administrative Services
Accounting Division
Budget Status Report
As of 02/28/26

Agency 053 REAL PROPERTY APPRAISER BD
Division
Program 079 APPRAISER LICENSING

Percent of Time Elapsed = 66.58

ACCOUNT CODE DESCRIPTION	BUDGETED AMOUNT	CURRENT MONTH ACTIVITY	YEAR-TO-DATE ACTUALS	PERCENT OF BUDGET	ENCUMBERANCES	VARIANCE
BUDGETED FUND TYPES - EXPENDITURES						
520000 OPERATING EXPENSES						
521400 CIO CHARGES	116,777.25	4,854.00	54,618.25	46.77		62,159.00
522200 CONFERENCE REGISTRATION	1,300.00		1,350.00	103.85		50.00-
Major Account 520000 Total	118,077.25	4,854.00	55,968.25	47.40	0.00	62,109.00
570000 TRAVEL EXPENSES						
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
Major Account 570000 Total	4,425.00	0.00	2,193.83	49.58	0.00	2,231.17
BUDGETED EXPENDITURES TOTAL	122,502.25	4,854.00	58,162.08	47.48	0.00	64,340.17
SUMMARY BY FUND TYPE - EXPENDITURES						
4 FEDERAL FUNDS	122,502.25	4,854.00	58,162.08	47.48		64,340.17
BUDGETED EXPENDITURES TOTAL	122,502.25	4,854.00	58,162.08	47.48	0.00	64,340.17

Fund	Program	Sub-Program	Account Number	Sub-ledger	Doc Number	Tran Date	Tran Type	Batch Type	Payee/Explanation	Batch Number	Posted Code	Month to Date	
40000	079	000	53105400.521400.		59321918	02/02/26	PV	V	AS - OCIO - IMSERVICES	8118883		4,040.25	
40000	079	000	53105400.521400.		59584901	02/11/26	PV	V	AS - OCIO - IMSERVICES	8141130		813.75	
Total for Object												4,854.00	
Total for Business Unit		53105400	ASC GRANT										4,854.00
Total for Division		000											4,854.00
Total for Agency		053	REAL PROPERTY APPRAISER BD										4,854.00

NEBRASKA REAL PROPERTY APPRAISER BOARD
EDUCATION APPLICANTS
TABLE OF CONTENTS

March 19, 2026

<i>New Continuing Education Activity Applications</i>				
2263406.88	Rocky Mountain Appraiser Association	Workshop: Fundamentals of AI for Real Estate Appraisals	Synchronous Delivery	2-30
2263408.88	Rocky Mountain Appraiser Association	Advanced Artificial Intelligence and its Applications in Real Estate	Synchronous Delivery	31-123



Agenda Item Summary

Prepared By: Kashinda Sims

Title: Education Program Manager

Date: March 19, 2026

Agenda Section: L. Education

Agenda Item Identification Number: 2263406.88

Subject: Rocky Mountain Appraiser Association's Application for Approval as a Continuing Education Activity in Nebraska for, "Workshop: Fundamentals of AI for Real Estate Appraisals."

Description: Rocky Mountain Appraiser Association's designated student and instructor material submitted with the Application for Approval as a Continuing Education Activity in Nebraska for, "Workshop: Fundamentals of AI for Real Estate Appraisals" appear to be inadequate as staff is unable to conclude whether the education activity contributes to a credential holder's development of real property appraiser related skill, knowledge, and competency under 298 NAC Chapter 6, § 003.01A.

SUMMARY

An Application for Approval as a Continuing Education Activity ("Application") for, "Workshop: Fundamentals of AI for Real Estate Appraisals" was received at the Board office on February 5, 2026 [Exhibit 1]. Upon review of the student and instructor material submitted with the Application, it was determined that the print size was too small to conduct adequate review of the material. Staff requested a higher resolution of the PowerPoint presentation on or before March 4, 2026. Updated student and instructor material was received on March 4, 2026 [Exhibit 2].

Upon review, slides 9, 14-16, 21-28, 38, 42, 57, 105, 108, 109, 113, and 118, are not clear enough for proper evaluation. Therefore, staff was unable to conclude whether the education activity contributes to a credential holder's development of real property appraiser related skill, knowledge, and competency under 298 NAC Chapter 6, § 003.01A; whether the primary purpose is training in the use or a specific software that improves competency in real property appraisal practice in accordance with 298 NAC Chapter 6, § 003.01D; and whether the activity meets the learning objectives as submitted under 298 NAC Chapter 6, § 003.02A.2d [Exhibit 3].

Staff notified the education provider of the Application's deficiencies, and the Application will be put in front of the Board for consideration at its next scheduled meeting on March 19, 2025 [Exhibit 4].

RELEVANT LAWS/RULES/GUIDANCE DOCUMENTS/INTERNAL PROCEDURES

298 NAC Chapter 6, § 003.01A - Any continuing education activity must contribute to a credential holder's development of real property appraiser related skill, knowledge, and competency in any one or more of the following subjects:

- (1) Real property appraisal practice,
- (2) Valuation methodology and/or techniques,
- (3) Market fundamentals, characteristics, conditions, and analysis,
- (4) Real property concepts, characteristics, and analysis,
- (5) Real property appraiser and client communication,
- (6) Arbitration, dispute resolution,
- (7) Ethics and standards of professional practice, USPAP,
- (8) Valuation bias and fair housing laws and regulations,
- (9) Land use planning, zoning,
- (10) Management, leasing, timesharing,
- (11) Property development, partial interests,
- (12) Real estate law, easements, and legal interests,
- (13) Real estate litigation, damages, condemnation,
- (14) Real estate financing and investment,
- (15) Real property appraisal-related computer applications,
- (16) Real estate securities and syndication,
- (17) Seller concessions and impact on value, and/or
- (18) Energy-efficient items and "green building" appraisals

298 NAC Chapter 6, § 003.01D - An activity in which the primary purpose is training in the use of a specific software, and not utilization of a software to improve competency in real property appraisal practice does not meet the requirements for approval as a continuing education activity.

298 NAC Chapter 6, § 003.02A.2 - For any activity not approved by The Appraiser Qualifications Board of The Appraisal Foundation through its Course Approval Program for continuing education, submit learning objectives that:

- (1) Are appropriate for a continuing education activity,
- (2) Clearly state the specific knowledge and/or skills students are expected to acquire by completing the activity,
- (3) Are consistent with the activity description,
- (4) Are consistent with the textbook and other instructional materials,
- (5) Are reasonably achievable within the number of hours allotted for the activity, and
- (6) Include material to adequately cover the depth and breadth of the required topic area,

298 NAC Chapter 6, § 003.02A.2e - For any activity not approved by The Appraiser Qualifications Board of The Appraisal Foundation through its Course Approval Program for continuing education, submit student and instructor materials used for the activity that:

- (1) Cover the subject matter in sufficient depth to achieve the stated learning objectives,
- (2) Provide appropriately balanced coverage of the subject matter in view of the stated learning objectives,
- (3) Reflect current theory, methods, and techniques, and
- (4) Not contain significant errors and/or deficiencies;

298 NAC Chapter 6, § 003.02D - The application may be denied by the Board at any time during the process if the education provider, submitted activity, or instructor(s) for the submitted activity fail to meet the requirements in the Act and this Title. If an application is denied, the Board will provide written notice of denial to the education provider that includes a description of the deficiencies found by the Board. The education provider has 60 days from the date of denial to rectify the deficiencies. If the deficiencies are not rectified within 60 days, the education provider may file a new application for approval of continuing education activity, and if so, meet the requirements in place at the time a new application is submitted to the Board.

DISCIPLINARY/WRITTEN ADVISORY HISTORY

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

EXHIBITS

[Exhibit 1] - "RMAA (Wrkshp-Fund of AI for RE Apprsls) Application_February 5, 2026" located in Database under Education (Search Education/ Enter Activity Number '2263406'/ Select Activity Number/ Communication and Documentation Log dated 03/11/2026)

[Exhibit 2] - "Sims-Apostol Email Chain (Upd PowerPnts)_March 3-4, 2026" located in Database under Education (Search Education/ Enter Activity Number '2263406'/ Select Activity Number/ Communication and Documentation Log dated 03/11/2026)

[Exhibit 3] - "RMAA (Wrkshp-Fund of AI for RE Apprsls) Upd Stdnt Ins Material_March 4, 2026" located in Database under Education (Search Education/ Enter Activity Number '2263406'/ Select Activity Number/ Communication and Documentation Log dated 03/11/2026)

[Exhibit 4] - "RMAA (Wrkshp-Fund of AI for RE Apprsls) Application on Board Agenda_March 10, 2026)" located in Database under Education (Search Education/ Enter Activity Number '2263406'/ Select Activity Number/ Communication and Documentation Log dated 03/11/2026)



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

Board Number: 2263400-88
Date Received:
RECEIVED
FEB 05 2026
BY: [Signature]
For Board Use Only

APPLICATION FOR APPROVAL AS A CONTINUING EDUCATION ACTIVITY IN NEBRASKA

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

Education Provider Information

Education Provider Name: Rocky Mountain Appraiser Association (RMAA)
Contact Person Name: Apostol Last, JoAnn First, Middle
Address: 14695 Garden Rd PO Box or Street Number, Golden City, CO 80401-1452 Zip Code + 4
Education@RMAA.org Email Address, 720-260-6214 Area Code + Phone Number

Continuing Education Activity Information

Activity Title: Workshop: Fundamentals of AI for Real Estate Appraisals

Activity Length (Hours): 3

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

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

Activity Setting: Classroom, Synchronous, Asynchronous, Hybrid

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

The activity is being submitted for approval as a:

- Seven-hour National USPAP Continuing Education Course
Four-hour Valuation Bias and Fair Housing Laws and Regulations Course
Seven-hour Valuation Bias and Fair Housing Laws and Regulations Course
Other

AQB CAP Approval: Yes No ✓

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

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

Continuing Education Activity Secondary Provider: Yes No ✓

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

Application Submission Requirements

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

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

Completed application. **not marked, however, application was received with requirements upon initial review.**

- KS 03/04/2026

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

OR

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

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

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

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

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

Completed application.

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

OR

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

application is not a resubmission. this selection is not applicable. - KS 02/25/2026

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

OR

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

A written explanation of the reason for resubmission.

Purpose for Resubmission of an Active Approved Continuing Education Activity

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

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

Non-AQB CAP Approved Continuing Education Activities

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

- | | |
|--|---|
| <ul style="list-style-type: none"> ✓ <input checked="" type="checkbox"/> An activity description that clearly describes the content. ✓ <input checked="" type="checkbox"/> All learning objectives that meet the requirements of 298 NAC Chapter 6, § 003.02A.2d. ✓ <input checked="" type="checkbox"/> An instructor policy that requires the use of instructors who meet the requirements of NAC Chapter 6, § 005. ✓ <input checked="" type="checkbox"/> All student and instructor materials that meet the requirements of 298 NAC Chapter 6, § 003.02A.2e. | <ul style="list-style-type: none"> ✓ <input checked="" type="checkbox"/> A timed outline/activity matrix that accounts for the general flow and recommended time spent on topics contained within the activity and reflects hours of credit per topic. ✓ <input checked="" type="checkbox"/> A record retention policy that requires that a record of attendance for each activity is maintained for a period of at least five (5) years. ✓ <input checked="" type="checkbox"/> An attendance policy that meets the requirements of 298 NAC Chapter 6, § 003.02A.2h. |
|--|---|
- If applicable, a closed-book final examination proctored in person or remotely by an official approved by the education provider that meets the requirements of 298 NAC Chapter 6, § 003.02A.2f. Bio-metric proctoring is acceptable. The examination may be written on paper or administered electronically on a computer workstation or other device. Oral exams are not acceptable.

Distance Education Continuing Education Activities

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

- A closed-book final examination.
- OR**
- Prescribed activity mechanisms required to demonstrate knowledge of the subject matter.

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

- The Appraiser Qualifications Board of The Appraisal Foundation.
- OR**
- An organization approved by the Appraiser Qualifications Board of The Appraisal Foundation that provides approval of activity design and delivery (Secondary providers must have approval under own name). IDECC/ARELLO are acceptable.
- OR**
- Is conducted by an accredited college, community college, or university that offers distance education programs and is approved or accredited by the Commission on Colleges, a regional or national accreditation association, or by an accrediting agency that is recognized by the U.S. Secretary of Education, that awards academic credit for the distance education courses or that maintains an education delivery program that approves activity design and delivery that incorporate interactivity (If no closed-book final examination is included, evidence of prescribed activity mechanisms must be submitted with the application) **AND**
 - The activity provides interaction in a reciprocal environment where the student has verbal or written communication with the instructor.

General Requirements

1. The Board may at any time conduct an audit of any approved education activity to verify that the activity is being conducted in accordance with the Real Property Appraiser Act and Title 298 as approved. If requested, electronic access will be provided to the Board for any approved distance education activity. The electronic access must provide administrative rights that allow for access to the activity, quizzes, and examinations, without having to take the distance education activity in sequential order and without having to take quizzes to examinations to proceed with the activity. In addition, at the Board's request, a transcript of the distance education activity must be provided to the Board.
2. The Board may at any time review activity and instructor materials approved by the Appraiser Qualifications Board of The Appraisal Foundation through its Course Approval Program to verify that the activity and/or instructor(s) meets the requirements of the Real Property Appraiser Act and Title 298 as approved.
3. Approval of activities does not transfer from one education provider to another, unless one education provider obtains the legal rights to all activities of another education provider. The expiration date of any continuing education activity will remain the same as approved under the previous education provider.
4. Education providers and instructors will comply with the Nebraska Private Postsecondary Career Schools Act, NEB. REV. STAT § 85-1601, et seq. as applicable.
5. Knowingly offering or attempting to offer a qualifying or continuing education activity as being approved to a real property appraiser or an applicant, without first obtaining approval of the activity, except for activities required by an accredited degree-awarding college or university for completion of a degree in real estate, if the college or university had its curriculum approved by the Appraiser Qualifications Board as qualifying education is a violation of Neb. Rev. Stat. § 76-2238(21).
6. Any continuing education activity must contribute to a credential holder's development of real property appraiser related skill, knowledge, and competency in any one or more of the following subjects:
 - (1) Real property appraisal practice,
 - (2) Valuation methodology and/or techniques,
 - (3) Market fundamentals, characteristics, conditions, and analysis,
 - (4) Real property concepts, characteristics, and analysis,
 - (5) Real property appraiser client communication,
 - (6) Arbitration, dispute resolution
 - (7) Ethics and standards of professional practice, USPAP
 - (8) Valuation bias and fair housing laws and regulations,
 - (9) Land use, planning, zoning
 - (10) Management, leasing, timesharing,
 - (11) Property development, partial interests,
 - (12) Real Estate law, easements, and legal interests,
 - (13) Real estate litigation, damages, condemnation,
 - (14) Real estate financing and investment,
 - (15) Real property appraisal-related computer applications,
 - (16) Real estate securities and syndication,
 - (17) Seller concessions and impact on value, and/or
 - (18) Energy-efficient items and "green building" appraisals.
7. An activity in which the primary purpose is training in the use of a specific software, and not utilization of a software to improve competency in any of the previously listed subjects does not meet the requirements for approval as a continuing education activity.
8. No activity may rely upon a textbook as the primary instructional material. Textbooks are permitted to be used as a background reference for an activity; however, textbooks will not be reviewed as the activity. All activities must contain sufficient stand-alone instructional material supporting the specific activity learning objectives.
9. An instructor for any qualifying education activity, continuing education activity, or supervisory real property appraiser and trainee course, must meet qualifications established pursuant to any other applicable law.
10. An instructor for any qualifying education activity, continuing education activity, or supervisory real property appraiser and trainee course, who holds a credential as a real property appraiser in Nebraska or any other jurisdiction shall maintain each credential in good standing in accordance with the laws of the jurisdiction in which each credential is held, not have had a credential revoked, suspended, or have surrendered a credential in lieu of disciplinary action within five (5) years; and not have had disciplinary action taken against his or her credential that may constitute a violation of NEB. REV. STAT. § 76-2238 within five (5) years.
11. The standing of an instructor identified on an education provider's application submitted for approval, who holds a credential as a real property appraiser in Nebraska or an appraiser credential any other jurisdiction, may be verified through the Appraiser Registry of the Appraisal Subcommittee for the Federal Financial Institutions Examination Council.
12. Any instructor of the qualifying education fifteen-hour National Uniform Standards of Professional Appraisal Practice Course, the continuing education seven-hour National Uniform Standards of Professional Appraisal Practice Continuing Education Course, and/or the supervisory real property appraiser and trainee course, must be an AQB Certified USPAP Instructor by the Appraiser Qualifications Board of The Appraisal Foundation.
13. An instructor for any qualifying education activity, continuing education activity, or supervisory real property appraiser and trainee course must satisfy the education provider's instructor policy that requires the use of instructors who meet the requirements of the Nebraska Real Property Appraiser Act and Title 298.

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

Print Name: Apostol Last JoAnn First Middle
JoAnn Apostol Signature 01/29/2026 Date ✓

Expiration Date and Rescinding Approval

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

Directions

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

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

RECEIPT

NEBRASKA REAL PROPERTY APPRAISER BOARD

No.: 23620

Date: 02/05/2020

Received from: Deer Creek Appraisals

For: 1 CE New App (non-AQB approved) Rocky Mountain Appraiser Association

Check # 2245

Application Fee \$ _____

AMC Registration Fee: ___ new ___ renewal _____

AMC ASC National Registry Fee: _____ appraisers @ \$25 _____

Reporting Year ___ / ___ / ___ to ___ / ___ / ___ _____

Review of Courses: ___ QE 1 CE ___ CE renewal 100.00

Penalty Fees/Fines _____

Fingerprint Processing _____

Late Processing: ___ months @ \$25 _____

Other: _____

TOTAL \$ 100.00

Received by: *[Signature]*

DEER CREEK APPRAISALS
PO BOX 140217
EDGEWATER, CO 80214

82-504/1070

2245

DATE 1/31/2020

PAY TO THE ORDER OF NRPAB \$ 100.00

One hundred and no/100 DOLLARS

1ST BANK www.efirstbank.com (800) 964-3444

[Handwritten signature]

From: [Sims, Kashinda](#)
To: [Ed Chair RMAA](#)
Cc: [President RMAA](#)
Subject: RE: Nebraska Application Request
Date: Wednesday, March 4, 2026 12:39:00 PM
Attachments: [image001.png](#)
[image002.png](#)
[image004.png](#)

This has been received, thank you.

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



From: Ed Chair RMAA <education@rmaa.org>
Sent: Wednesday, March 4, 2026 12:28 PM
To: Sims, Kashinda <Kashinda.Sims@nebraska.gov>
Cc: President RMAA <president@rmaa.org>
Subject: Re: Nebraska Application Request

This should be the first class - Workshop

JoAnn Apostol
Education Chair RMAA



From: Sims, Kashinda <Kashinda.Sims@nebraska.gov>
Sent: Wednesday, March 4, 2026 10:49 AM
To: Ed Chair RMAA <education@rmaa.org>
Cc: President RMAA <president@rmaa.org>
Subject: RE: Nebraska Application Request

Hi, JoAnn,

The student and instructor material for, "Advanced Artificial Intelligence & Its Applications in Real Estate" have been received. It appears that the material for this activity may have been

submitted twice.

Please provide a copy of the PowerPoint presentation for, “Workshop: Fundamentals of AI for Real Estate Appraisals.” Thank you for your patience with the Board office.

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



From: Sims, Kashinda
Sent: Wednesday, March 4, 2026 11:10 AM
To: 'Ed Chair RMAA' <education@rmaa.org>
Cc: Kohtz, Tyler <tyler.kohtz@nebraska.gov>; President RMAA <president@rmaa.org>
Subject: RE: Nebraska Application Request

Good morning,

These have been received; thank you. If there are any other concerns, I will be sure to contact you.

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



From: Ed Chair RMAA <education@rmaa.org>
Sent: Wednesday, March 4, 2026 10:52 AM
To: Sims, Kashinda <Kashinda.Sims@nebraska.gov>
Cc: Kohtz, Tyler <tyler.kohtz@nebraska.gov>; President RMAA <president@rmaa.org>
Subject: Re: Nebraska Application Request

The files are very large, so this is the largest we can get each slide. Thanks

JoAnn Apostol
Education Chair RMAA



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

Sent: Tuesday, March 3, 2026 2:17 PM

To: Ed Chair RMAA <education@maa.org>

Cc: Kohtz, Tyler <tyler.kohtz@nebraska.gov>

Subject: Nebraska Application Request

Good afternoon,

The Nebraska Real Property Appraiser Board (“Board”) is reviewing the following Applications for Approval as a Continuing Education Activity:

- Workshop: Fundamentals of AI for Real Estate Appraisals
- Advanced Artificial Intelligence and its Applications in Real Estate

Upon review of these Applications, staff was having trouble reviewing the PowerPoints that were submitted. Could you please send over the PowerPoints for these activities on or before the end of the day, tomorrow on March 4, 2026?

Please let me know if there are any questions.

Genuinely,

Kashinda Sims

Education Program Manager

Nebraska Real Property Appraiser Board

301 Centennial Mall South, First Floor

Lincoln, NE 68509-4963

Phone: (402) 471-9022

Email: kashinda.sims@nebraska.gov

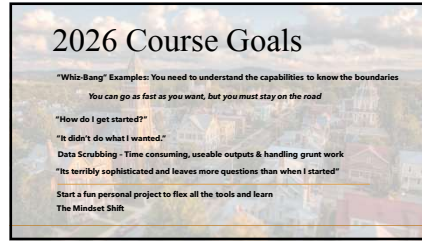
Website: appraiser.ne.gov



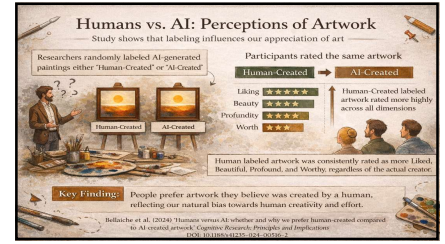
[Visit NRPAB on Facebook](#)



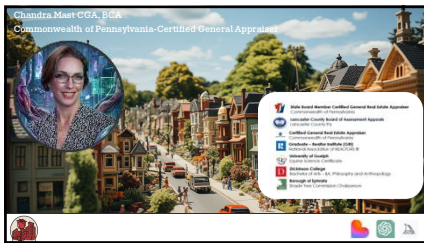
1



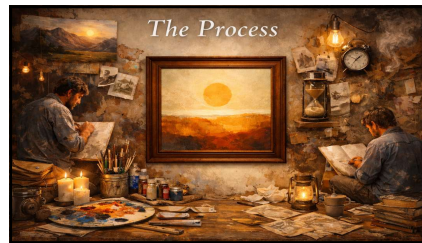
4



7



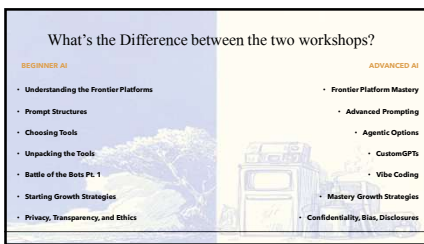
2



5



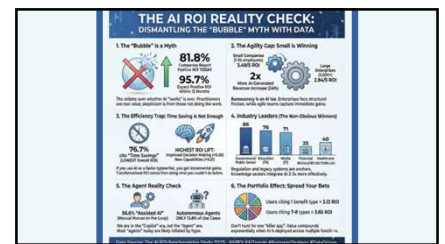
8



3



6



9



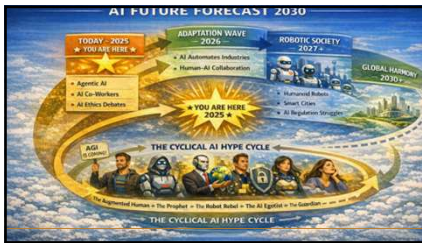
10



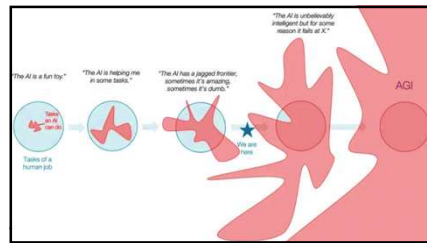
13



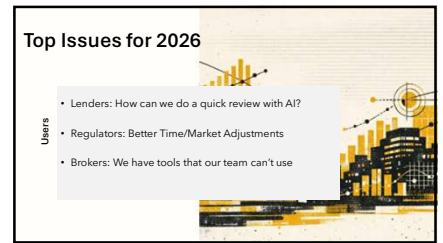
16



11



14



17



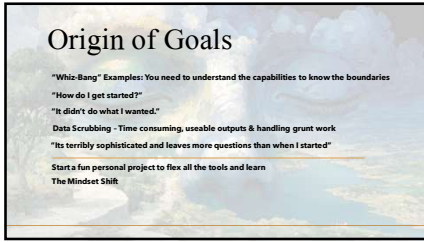
12



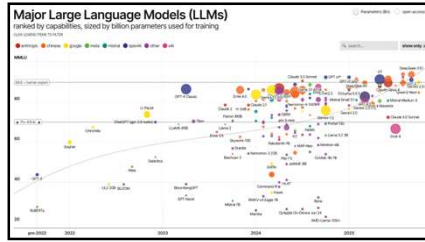
15



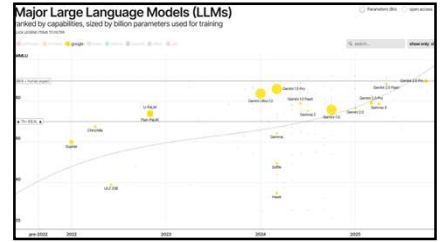
18



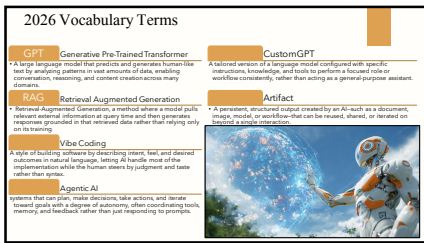
19



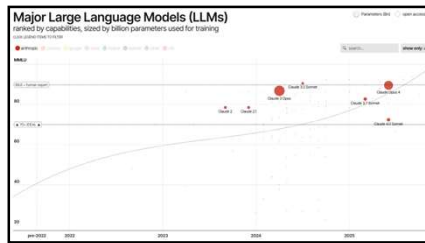
22



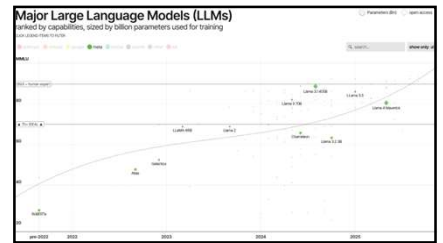
25



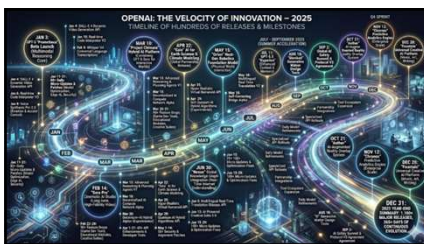
20



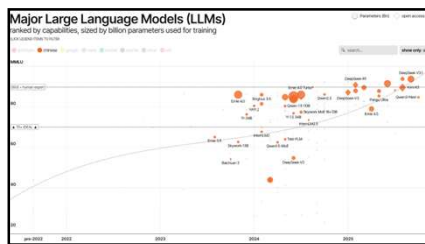
23



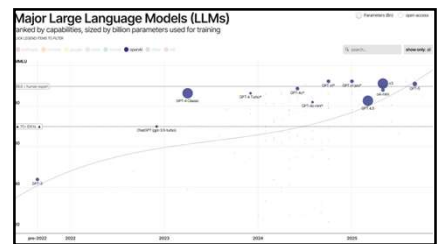
26



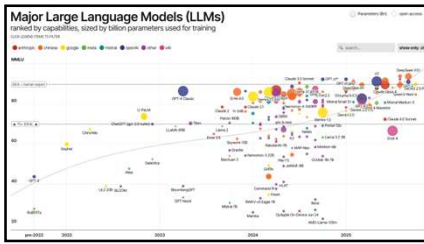
21



24



27



28

The Frontier Models

31

- <https://chatgpt.com>
- ▶ From OpenAI
- ▶ Frontier Models
- ▶ CustomGPTs, Canvas, Tasks
- ▶ Image gen, Sora
- ▶ \$20/month

ChatGPT

34



29

- <https://www.anthropic.com>
- From Anthropic
- 3.5 Sonnet Model
- \$20/month
- Artifacts

Claude

32

Exercise 1

Updating Settings:

1. Open the interface of the chosen LLM
2. Navigate to the Personalization section
3. Update Tools, Tone and Privacy

35



30

Google

- <https://gemini.google.com>
- ▶ Paid Placement Model
- ▶ SEO driven
- ▶ \$20/month
- ▶ Notebook LM

33

Exercise 1

Updating Settings:


1. Open the interface of the chosen LLM
2. Navigate to the Personalization section
3. Update Tools, Tone and Privacy

36

Exercise 1

Updating Settings:

1. Open the interface of the chosen LLM
2. Navigate to the Personalization section
3. Update Tools, Tone and Privacy




37

What is Prompt Design?

- AI's ability to generate text based on simple instructions.
- Prompting in AI is a vital communication bridge, guiding AI to deliver targeted, beneficial outputs.
- Prompt: A user-generated command or question that directs the AI to produce a specific response or action.

generate a property listing description based on certain keywords like "cozy," "modern kitchen," and "scenic view," resulting in a detailed and attractive listing for potential buyers.



- A prompt acts as a specific instruction or question aimed at eliciting a particular response from AI.
- In real estate, prompts can be used for generating property descriptions, answering client queries, or analyzing market data.
- Effective prompts are tailored to the context, clear in intention, and structured for the AI to understand and act upon.
- The quality of a prompt directly influences the AI's output, making prompt design a crucial skill for professionals.

40

Prompting Basics

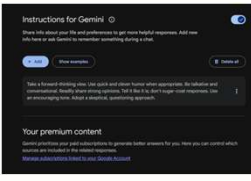


43

Exercise 1

Updating Settings:

1. Open the interface of the chosen LLM
2. Navigate to the Personalization section
3. Update Tools, Tone and Privacy



38

The Data Manifold



41

Ascending the prompt ladder one rung at a time



Prompting

- Context Prompting
- Promptcrafting
- Promptmancing
- Prompt Engineering

Prompt Adherence


- Defining Context
- Iteration

44

THE EVOLUTION OF PROMPTING WITH AI

Talking with AI Text Responses	Seeing & Hearing Visual & Audio Land	All Kinds of Output Documents, Data, & Graphics	Vibecoding Dynamic Apps Intuitive, Interactive Tools
What's the tallest mountain? The tallest mountain in the world is Mount Everest at 29,032 feet.	Generate a scenic mountain view.		
Text Responses Answering Questions, Doing Research	Visual & Audio Land Generating Images, Understanding Audio	Documents, Data, & Graphics Files, Charts, Infographics From Prompts	Vibecoding Dynamic Apps Computing and Creating at Once

39

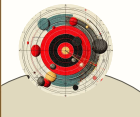


Semantic Satisfaction ...a, b and mostly c.

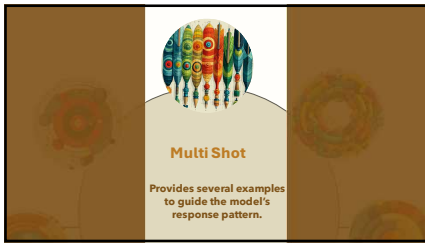
42

Single Shot

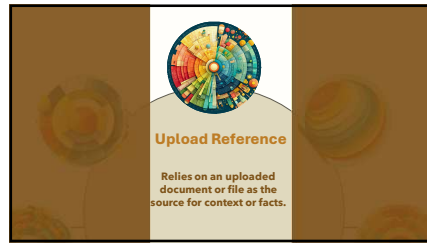
Uses one instruction or example to generate a response.



45



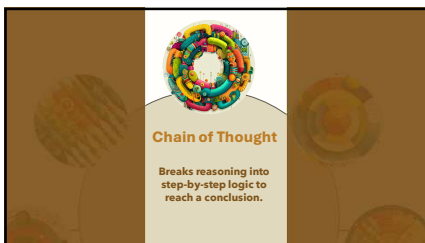
46



49



52



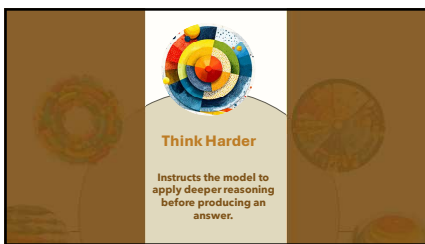
47



50



53



48



51



54

Prompt Workbook

Goal: Build a prompt from simple to sophisticated. Write in the blanks and keep the final prompt for reuse.

55

Prompt Workbook

Goal: Build a prompt from simple to sophisticated. Write in the blanks and keep the final prompt for reuse.

Step 2 - Multi-Shot (Add Examples)

Add 1-2 examples of what 'good' looks like (tone, format, level of detail).
Example #1: _____
Example #2 (optional): _____
Revised prompt with examples: _____

58

Prompt Workbook

Goal: Build a prompt from simple to sophisticated. Write in the blanks and keep the final prompt for reuse.

Step 4 - Add References

Ground the AI in real inputs. Check what you used and make the source:

- Document reference (notes, report, lease, comp)
- Image reference (photos, map, plan, chart)
- Style / tone reference (audience + voice + format)

61

Prompt Workbook

Goal: Build a prompt from simple to sophisticated. Write in the blanks and keep the final prompt for reuse.

Step 1 - Single-Shot (Simple)

Write one clear instruction. No extra context yet.

Prompt: _____

What outcome should the AI produce? _____

56

Multi Shot Prompts

Act as a Role **Be Clear with the Task**

Act as though you are a professional marketing expert. You have created many professional marketing campaigns for other agents. Your task is to create a 14-day Instagram Posting schedule of insightful Winter Home Maintenance tips. I want you to give rare engaging pieces of advice when it comes to improving home stewardships. Be sure to have a friendly tone and use a moderate amount of emojis. **Present your answer in a tabulated format.**

Delivery Format: _____

59

Prompt Workbook

Goal: Build a prompt from simple to sophisticated. Write in the blanks and keep the final prompt for reuse.

Step 5 - Complex Prompt (Full Framework)

Fill each field. This is your reusable 'master prompt' template.

Role (who is the AI?): _____

Task (what must it do?): _____

Context (what should it know?): _____

Rules / constraints: _____

Output format: _____

62

Zero Shot Prompts

- Write a description of a beautiful beach scene.
- Provide an image prompt for a sunset beach.
- What are the best books to read in the beach season?
- Write a short story about a beach day.
- Write a travel guide for a beach town.
- Write a travel guide for a beach town, including a list of the best spots.
- Describe the process of making bread.
- Write a recipe for a simple bread.
- Write a recipe for a simple bread, including a list of ingredients.
- Write a recipe for a simple bread, including a list of ingredients and a step-by-step guide.
- Write a recipe for a simple bread, including a list of ingredients and a step-by-step guide, and a list of the best spots to buy it.
- Write a recipe for a simple bread, including a list of ingredients and a step-by-step guide, and a list of the best spots to buy it, and a list of the best spots to buy it.
- Write a recipe for a simple bread, including a list of ingredients and a step-by-step guide, and a list of the best spots to buy it, and a list of the best spots to buy it, and a list of the best spots to buy it.
- Write a recipe for a simple bread, including a list of ingredients and a step-by-step guide, and a list of the best spots to buy it, and a list of the best spots to buy it, and a list of the best spots to buy it, and a list of the best spots to buy it.
- Write a recipe for a simple bread, including a list of ingredients and a step-by-step guide, and a list of the best spots to buy it, and a list of the best spots to buy it, and a list of the best spots to buy it, and a list of the best spots to buy it, and a list of the best spots to buy it.
- Write a recipe for a simple bread, including a list of ingredients and a step-by-step guide, and a list of the best spots to buy it, and a list of the best spots to buy it, and a list of the best spots to buy it, and a list of the best spots to buy it, and a list of the best spots to buy it, and a list of the best spots to buy it.
- Write a recipe for a simple bread, including a list of ingredients and a step-by-step guide, and a list of the best spots to buy it, and a list of the best spots to buy it, and a list of the best spots to buy it, and a list of the best spots to buy it, and a list of the best spots to buy it, and a list of the best spots to buy it, and a list of the best spots to buy it.
- Write a recipe for a simple bread, including a list of ingredients and a step-by-step guide, and a list of the best spots to buy it, and a list of the best spots to buy it, and a list of the best spots to buy it, and a list of the best spots to buy it, and a list of the best spots to buy it, and a list of the best spots to buy it, and a list of the best spots to buy it, and a list of the best spots to buy it.
- Write a recipe for a simple bread, including a list of ingredients and a step-by-step guide, and a list of the best spots to buy it, and a list of the best spots to buy it, and a list of the best spots to buy it, and a list of the best spots to buy it, and a list of the best spots to buy it, and a list of the best spots to buy it, and a list of the best spots to buy it, and a list of the best spots to buy it, and a list of the best spots to buy it.
- Write a recipe for a simple bread, including a list of ingredients and a step-by-step guide, and a list of the best spots to buy it, and a list of the best spots to buy it, and a list of the best spots to buy it, and a list of the best spots to buy it, and a list of the best spots to buy it, and a list of the best spots to buy it, and a list of the best spots to buy it, and a list of the best spots to buy it, and a list of the best spots to buy it, and a list of the best spots to buy it.

57

Prompt Workbook

Goal: Build a prompt from simple to sophisticated. Write in the blanks and keep the final prompt for reuse.

Step 3 - Think Harder (Reasoning)

Tell the AI how to think. Use one of these phrases:

- 'Think step by step before answering.'
- 'List assumptions, then proceed.'
- 'Check your answer for errors.'

Your reasoning-enhanced prompt: _____

60

Cheat Sheets

Act as a (ROLE)	Create a (TASK)	Show as (FORMAT)
<ul style="list-style-type: none"> Real Estate Agent Real Estate Broker Property Manager Leasing Agent General Appraiser Mortgage Broker 	<ul style="list-style-type: none"> Blog Post Article Sales Copy Email Video Script Social Media Post 	<ul style="list-style-type: none"> List Table Chart Summary Spreadsheet Presentation Slides

Before writing any prompts, it's crucial to be clear on your goal and exactly what you want to achieve.

63

Cheat Sheets

Act as a (ROLE) Act as though you are a Real Estate Broker.....
I want you to act as a Real Estate Broker.....
Pretend you are a professional Real Estate Broker.....

- Real Estate Agent
- Real Estate Broker
- Property Manager
- Licensing Agent
- General Appraiser
- Mortgage Broker
- Design Specialist
- Mortgage Banker
- Senior Financial Analyst
- IT Expert for Windows
- Travel Expert
- Bored Teenager
- Yale Graduate from a Forbes ranked firm

- Relationship Coach
- Marketing Expert
- Plagiarism Checker
- JavaScript Console
- Position Interviewer
- Excel Software Master
- Tour Guide

64

Prompt Workshop

Step 6 - Prompt Optimizer (Refine)

Review your prompt for clarity and usefulness. Tighten it.

Improve by checking:

- clearer task
- better examples
- more context
- tighter rules
- better output format

Final optimized prompt (copy-ready):

67

Open AI: ChatGPT

Platforms: Mobile App, Browser, Desktop App

- Model Selection
- Main Menu

70

Cheat Sheets

Create a (TASK) Write me an article about.....
Give me some sales copy for a
I need a video script for a YouTube I'm making.....

- Blog Post
- Article
- Sales Copy
- Email
- Video Script
- Social Media Post
- Book Suggestions like another Book
- Creative Ad Ideas based on a Theme
- Review a Code for Errors
- Give Ad Copy Ideas
- Facebook Audience Suggestions
- Calls to Action for a Website
- Content Calendar
- Milestone roadmap for a project

- Rewrite product descriptions
- Write a newsletter
- Write a supplier outreach email
- Help find items that can be sold as bundles
- Organize product and pricing data
- Name your Business or Idea
- Ask you Interview questions for a specific job
- Gift Ideas for a customer or client
- Give you a list of ideas for a post to drive engagement on any topic - I want unconventional topics.
- Teach me to create content that convinces investors to give me money.
- How do I make sales to people who know all the tricks?
 - Give me rare counter-intuitive advice
- I have 2 hours to spare in downtown [] and I will be there from 2-5 tomorrow, what can I do for the day?

65



68

Open AI: ChatGPT

Platforms: Mobile App, Browser, Desktop App

- Model Selection
- Main Menu
- Apps Integration

71

Cheat Sheets

Show as (FORMAT) Write me an article about.....
Give me some sales copy for a
I need a video script for a YouTube I'm making.....

- List /Ordered List
- Table /Tabulated Format
- Chart
- Summary
- Spreadsheet
- Presentation Slides
- As a Meme
- As a Multiple Choice Quiz
- As a Scatter Plot Graph with a Best Fit Curve
- As an Outline

- An Instagram post
- A LinkedIn Blog Post
- A Google My Business Ad Block
- Numbered points
- Exactly 140 Characters*
- ASCII Art
- A scene script from a dramatic soap opera

66

Open AI: ChatGPT

Platforms: Mobile App, Browser, Desktop App

What can I help with?

69

Open AI: ChatGPT

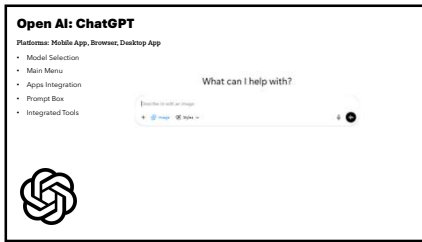
Platforms: Mobile App, Browser, Desktop App

- Model Selection
- Main Menu
- Apps Integration

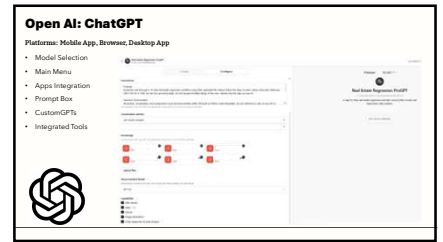
72



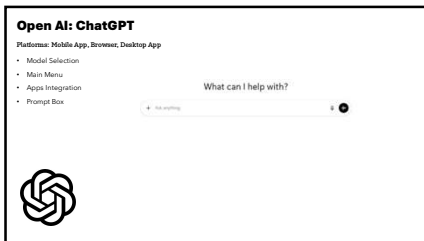
73



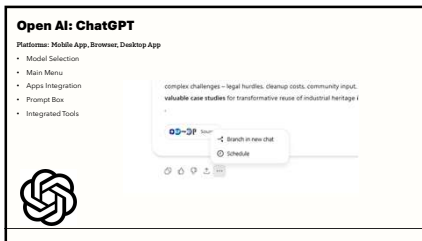
76



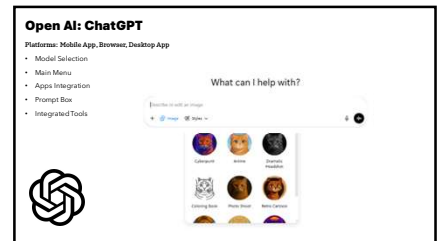
79



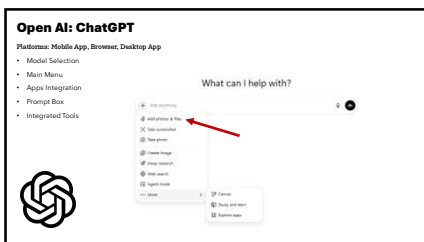
74



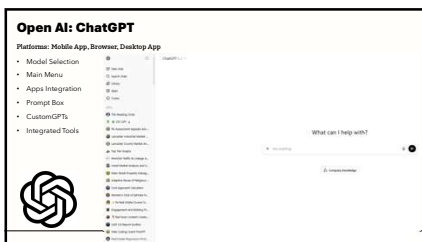
77



80



75



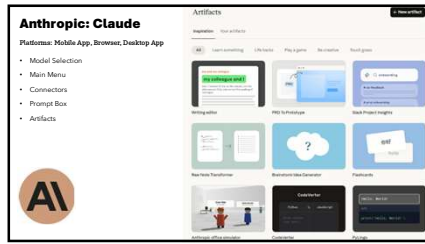
78



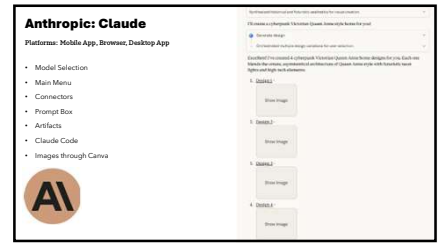
81



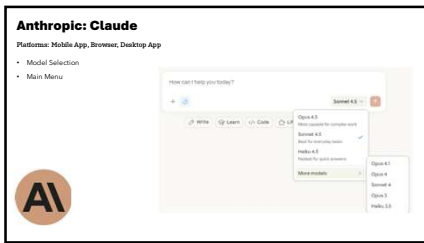
82



85



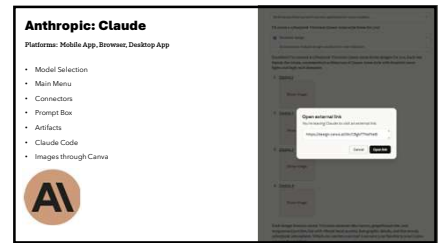
88



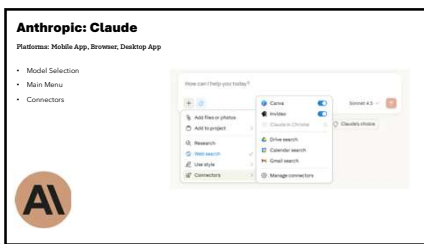
83



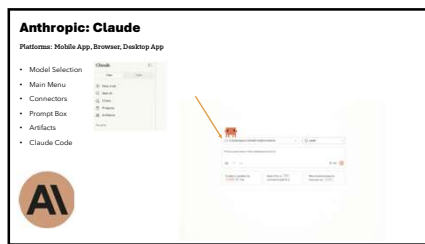
86



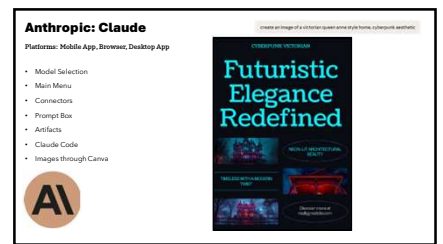
89



84



87



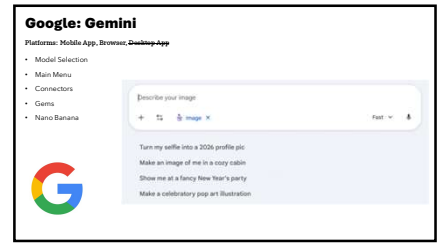
90



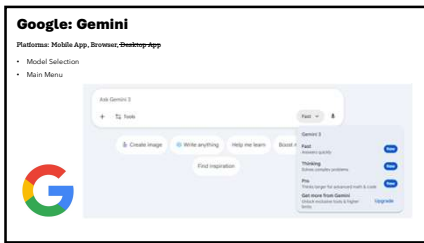
91



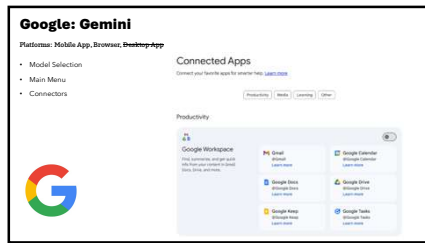
94



97



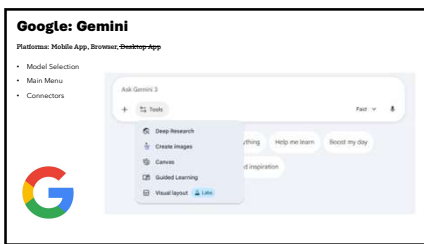
92



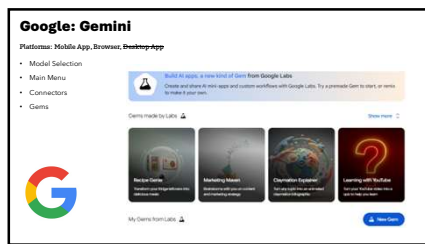
95



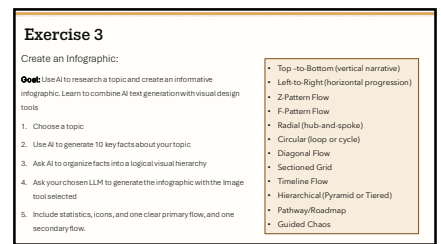
98



93



96



99

Exercise 2

AI Infographic Creator:

Goal: Use AI to research a topic and create an informative infographic. Learn to combine AI text generation with visual design tools.

1. Choose a topic
2. Use AI to generate 10 key facts about your topic
3. Ask AI to organize facts into a logical visual hierarchy
4. Ask your chosen LLM to generate the infographic with the image tool selected
5. Include statistics, icons, and one clear primary flow, and one secondary flow.

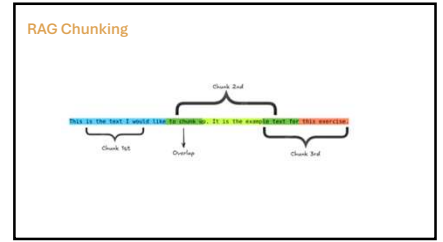
100

STANDARD AI
ONLY USES PRE-TRAINED KNOWLEDGE
• Limited knowledge
• Prone to CONFIDENT WRONG ANSWERS

AI WITH RAG
FETCHES REAL-TIME INFORMATION

1. RETRIEVAL: FETCHES RELEVANT DATA
2. AUGMENTATION: ADDS FACTUAL CONTENT
3. GENERATION: CREATES ACCURATE ANSWER

103



106



101

Document Types

- Images
- Excel Files
- PDFs
- CSV
- PPT
- Word Docs
- Audio

ChatGPT - 10 files (20MB each)

Gemini - 10 files (100MB each)

Cloud - 20 files (30MB each)

104

RAG Chunking

The Marvel Universe is a vast and interconnected world filled with superheroes, villains, and real-world events that have captured audiences for decades. Founded by brilliant minds such as Stan Lee, Jack Kirby, and Steve Ditko, Marvel Comics has introduced some of the most iconic characters in the history of fiction. From the early beginnings in 1939 at Timely Publications to its transformation into Marvel Comics in the 1960s, the company has consistently pushed the boundaries of storytelling by creating intricate and dynamic characters - Heroes like Spider-Man, Iron Man, Captain America, and Thor have become household names, each with their own compelling backstories and struggles that resonate with fans across generations. Marvel's success extends beyond the pages of comic books; the launch of the Marvel Cinematic Universe (MCU) in 2008 with the release of Iron Man revolutionized the film industry, introducing interconnected storylines that culminated in epic crossover events such as the Avengers and Infinity War. The MCU's success is largely attributed to its ability to blend action, humor, and emotional depth while maintaining the essence of the beloved comic book characters. Audiences have followed the journeys of superheroes as they face powerful foes like Thanos and Loki, all while dealing with their own internal conflicts and responsibilities.

107

WITHOUT RAG

PARAMETRIC MEMORY
Relies ONLY on training data

YOUR PROMPT + FILES

1. RETRIEVE (SEARCH) (OLD KNOWLEDGE)
2. GENERATE (ANSWER BASED ON FACTS)

- Limited to old knowledge
- Prone to HALLUCINATIONS (confabulate)

WITH RAG

NON-PARAMETRIC MEMORY
ACCESSES EXTERNAL KNOWLEDGE

1. RETRIEVE (SEARCH) (RAG)
2. AUGMENT (ADD CONTEXT)
3. GENERATE (ANSWER BASED ON FACTS)

- Always up-to-date
- Answers are GROUNDED (Factual)

102



105

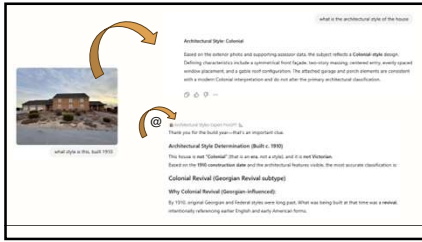
RAG Chunking

Helps with Retrieval Challenges

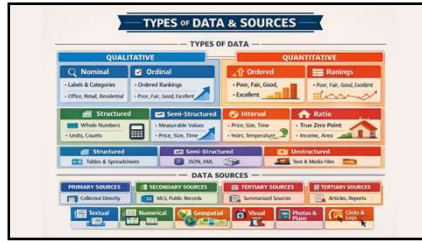
Reduces Hallucinations

Highly Contextualized Outputs

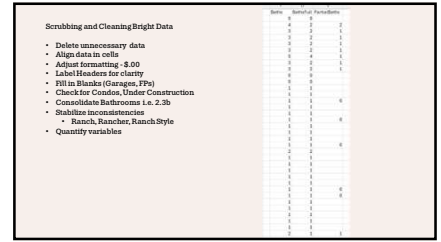
108



109

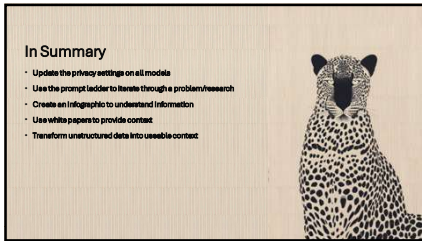


112





118



119



120

March 10, 2026

JOANN APOSTOL
ROCKY MOUNTAIN APPRAISER ASSOCIATION
14695 GARDEN RD
GOLDEN CO 80401-1452

RE: Nebraska Application for Approval

Dear JoAnn Apostol,

The Nebraska Real Property Appraiser Board ("Board") has received the Application for Approval as a Continuing Education Activity ("Application") of the following activity:

- *Workshop: Fundamentals of AI for Real Estate Appraisals* for 3.00 hours for continuing education

According to 298 NAC Chapter 6, §003.01A, Any continuing education activity must contribute to a credential holder's development or real property appraiser related skill, knowledge, and competency.

Additionally, 298 NAC Chapter 6, §003.01D states, "An activity in which the primary purpose is training in the use of a specific software, and not utilization of a software to improve competency in real property appraisal practice does not meet the requirements for approval as a continuing education activity."

In accordance with 298 NAC Chapter 6, § 003.02A.2, For any activity not approved by The Appraiser Qualifications Board of The Appraisal Foundation through its Course Approval Program for continuing education, submit the following (in part):

Student and instructor materials used for the activity that:

- (1) Cover the subject matter in sufficient depth to achieve the stated learning objectives,
- (2) Provide appropriately balanced coverage of the subject matter in view of the stated learning objectives,
- (3) Reflect current theory, methods, and techniques, and
- (4) Not contain significant errors and/or deficiencies;

Finally, 298 NAC Chapter 6, §003.02A.2d reports (in part), For an activity not approved by The Appraiser Qualifications Board of The Appraisal Foundation through its Course Approval Program for continuing education, submit learning objectives that:

- (1) Are appropriate for a continuing education activity,
- (2) Clearly state the specific knowledge and/or skills students are expected to acquire by completing the activity;
- (3) Are consistent with the activity description,
- (4) Are consistent with the textbook and other instructional materials,
- (5) Are reasonably achievable within the number of hours allotted for the activity, and
- (6) Include material to adequately cover the depth and breadth of the required topic area.

Upon review of the student and instructor material, staff was unable to conclude whether the education activity contributes to a credential holder's development of real property appraiser related skill, knowledge, and competency under 298 NAC Chapter 6, § 003.01A; the primary purpose is training in the use of a specific software that improved competency in real property appraisal practice in accordance with 298 NAC Chapter 6, §003.01D; and that the activity meets the learning objectives as submitted under 298 NAC Chapter 003.02A.2d.

The Application will be put in front of the Board for consideration at its next scheduled meeting on March 19, 2026. You will receive another letter informing you of the Board's decision after the meeting occurs.

In the meantime, please feel free to contact me with any questions or concerns at 402-471-9015.

Sincerely,



Kashinda Sims
Education Program Manager



Agenda Item Summary

Prepared By: Kashinda Sims

Title: Education Program Manager

Date: March 19, 2026

Agenda Section: L. Education

Agenda Item Identification Number: 2263408.88

Subject: Rocky Mountain Appraiser Association's Application for Approval as a Continuing Education Activity in Nebraska for, "Advanced Artificial Intelligence and its Applications in Real Estate."

Description: Rocky Mountain Appraiser Association's student and instructor material submitted with the Application for Approval as a Continuing Education Activity in Nebraska for, "Advanced Artificial Intelligence and its Applications in Real Estate" does not appear to contribute to a credential holder's development of real property appraiser related skill, knowledge, and competency under 298 NAC Chapter 6, § 003.01A.

SUMMARY

An Application for Approval as a Continuing Education Activity ("Application") for, "Advanced Artificial Intelligence and its Applications in Real Estate" was received at the Board office on February 5, 2026 [Exhibit 1]. Upon review of the initial student and instructor material submitted with the Application, it was determined that the print size was too small to conduct an adequate review of the material. Staff requested a higher resolution of the PowerPoint presentation on or before March 4, 2026. Updated student and instructor material was received on March 4, 2026 [Exhibit 2].

Upon review, the deficiency regarding staff's inability to provide an adequate review of the student and instructor material was resolved; however, it is unclear if the continuing education activity contributes to a credential holder's development of real property appraiser related skill, knowledge, and competency in any one or more of the subjects identified in accordance with 298 NAC Chapter 6, § 003.01A, or whether the primary purpose is training in the use of a specific software that improves competency in real property appraisal practice in accordance with 298 NAC Chapter 6, § 003.01D.

Staff notified the education provider of the Application's deficiencies, and that the Application will be put in front of the Board for consideration at its next scheduled meeting on March 19, 2026 [Exhibit 3]. On March 11, 2026, the education provider requested that staff include an updated activity description, learning objectives, and timed outline document for the Board's consideration [Exhibit 4].

RELEVANT LAWS/RULES/GUIDANCE DOCUMENTS/INTERNAL PROCEDURES

298 NAC Chapter 6, § 003.01A - Any continuing education activity must contribute to a credential holder's development of real property appraiser related skill, knowledge, and competency in any one or more of the following subjects:

- (1) Real property appraisal practice,
- (2) Valuation methodology and/or techniques,
- (3) Market fundamentals, characteristics, conditions, and analysis,
- (4) Real property concepts, characteristics, and analysis,
- (5) Real property appraiser and client communication,
- (6) Arbitration, dispute resolution,
- (7) Ethics and standards of professional practice, USPAP,
- (8) Valuation bias and fair housing laws and regulations,
- (9) Land use planning, zoning,
- (10) Management, leasing, timesharing,
- (11) Property development, partial interests,
- (12) Real estate law, easements, and legal interests,
- (13) Real estate litigation, damages, condemnation,
- (14) Real estate financing and investment,
- (15) Real property appraisal-related computer applications,
- (16) Real estate securities and syndication,
- (17) Seller concessions and impact on value, and/or
- (18) Energy-efficient items and "green building" appraisals

298 NAC Chapter 6, § 003.01D - An activity in which the primary purpose is training in the use of a specific software, and not utilization of a software to improve competency in real property appraisal practice does not meet the requirements for approval as a continuing education activity.

298 NAC Chapter 6, § 003.02D - The application may be denied by the Board at any time during the process if the education provider, submitted activity, or instructor(s) for the submitted activity fail to meet the requirements in the Act and this Title. If an application is denied, the Board will provide written notice of denial to the education provider that includes a description of the deficiencies found by the Board. The education provider has 60 days from the date of denial to rectify the deficiencies. If the deficiencies are not rectified within 60 days, the education provider may file a new application for approval of continuing education activity, and if so, meet the requirements in place at the time a new application is submitted to the Board.

DISCIPLINARY/WRITTEN ADVISORY HISTORY

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

EXHIBITS

[Exhibit 1] - "RMAA (Adv Artif Intell and Apps in RE) Application_February 11, 2026)" located in Database under Education (Search Education/ Enter Activity Number '2263408'/ Select Activity Number/ Communication and Documentation Log dated 03/11/2026)

[Exhibit 2] - "RMAA (Adv Artif Intell and Apps in RE) Upd Stdnt Ins Material_March 4, 2026" located in Database under Education (Search Education/ Enter Activity Number '2263408'/ Select Activity Number/ Communication and Documentation Log dated 03/11/2026)

[Exhibit 3] - "RMAA (Adv Art Intell and its Apps in RE) Application on Board Agenda_March 10, 2026" located in Database under Education (Search Education/ Enter Activity Number '2263408'/ Select Activity Number/ Communication and Documentation Log dated 03/11/2026)

[Exhibit 4] - "RMAA (Adv Artif Intell and Apps in RE) Upd Desc, Lrn Obj, TO_March 11, 2026" located in Database under Education (Search Education/ Enter Activity Number '2263408'/ Select Activity Number/ Communication and Documentation Log dated 03/11/2026)



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

Board Number: 2263408-88
Date Received:
RECEIVED
FEB 11 2026
BY: CF
For Board Use Only

APPLICATION FOR APPROVAL AS A CONTINUING EDUCATION ACTIVITY IN NEBRASKA

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

Education Provider Information

Education Provider Name: Rocky Mountain Appraiser Association (RMAA)
Contact Person Name: Apostol Last JoAnn First
Address: 14695 Garden Rd Golden CO 80401-1452
Education@RMAA.org Email Address 720-260-6214 Area Code + Phone Number

Continuing Education Activity Information

Activity Title: Advanced Artificial Intelligence and its Applications in Real Estate

Activity Length (Hours): 3

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

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

Activity Setting: Classroom Synchronous Asynchronous Hybrid

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

The activity is being submitted for approval as a:

- Seven-hour National USPAP Continuing Education Course
Four-hour Valuation Bias and Fair Housing Laws and Regulations Course
Seven-hour Valuation Bias and Fair Housing Laws and Regulations Course
Other

AQB CAP Approval: Yes No ✓

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

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

Continuing Education Activity Secondary Provider: Yes No ✓

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

Application Submission Requirements

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

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

Completed application.

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

OR

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

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

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

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

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

Completed application.

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

OR

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

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

OR

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

A written explanation of the reason for resubmission.

Purpose for Resubmission of an Active Approved Continuing Education Activity

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

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

Non-AQB CAP Approved Continuing Education Activities

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

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

Distance Education Continuing Education Activities

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

- A closed-book final examination.
- OR**
- Prescribed activity mechanisms required to demonstrate knowledge of the subject matter.

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

- The Appraiser Qualifications Board of The Appraisal Foundation.
- OR**
- An organization approved by the Appraiser Qualifications Board of The Appraisal Foundation that provides approval of activity design and delivery (Secondary providers must have approval under own name). IDECC/ARELLO are acceptable.
- OR**
- Is conducted by an accredited college, community college, or university that offers distance education programs and is approved or accredited by the Commission on Colleges, a regional or national accreditation association, or by an accrediting agency that is recognized by the U.S. Secretary of Education, that awards academic credit for the distance education courses or that maintains an education delivery program that approves activity design and delivery that incorporate interactivity (If no closed-book final examination is included, evidence of prescribed activity mechanisms must be submitted with the application) **AND**
- The activity provides interaction in a reciprocal environment where the student has verbal or written communication with the instructor.

Instructor Information

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

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

Instructor Name: <u> Mast </u> <div style="text-align: center; font-size: small;">Last</div> Email Address: <u> Chandra@redroseappraisals.com </u>	Instructor Name: <u> Chandra </u> <div style="text-align: center; font-size: small;">First</div> <div style="text-align: center; font-size: small;">Middle</div> Area Code + Phone Number: <u> 717-314-4635 </u>
Is the instructor a Nebraska real property appraiser or hold an appraiser license, registration, or certification in any other jurisdiction? <input checked="" type="radio"/> Yes <input type="radio"/> No	
Is the instructor an AQB Certified USPAP Instructor by the Appraiser Qualifications Board of The Appraisal Foundation? <i>Required if the activity is a seven-hour National USPAP Continuing Education Course</i> <input type="radio"/> Yes <input checked="" type="radio"/> No	
An instructor for any continuing education activity must satisfy at least one of the following qualifications: <i>Select one option only</i>	
<input type="checkbox"/> Hold a bachelor's degree in any field and have at least three years of experience directly related to the subject matter to be taught;	
<input type="checkbox"/> Hold a master's degree or higher in any field and have at least one year of experience directly related to the subject matter to be taught;	
<input type="checkbox"/> Hold a master's degree or higher in a field that is directly related to the subject matter to be taught;	
<input checked="" type="checkbox"/> Have five years of real property appraisal practice teaching experience directly related to the subject matter to be taught; or	
<input type="checkbox"/> Have seven years of real property appraisal practice experience directly related to the subject matter to be taught.	

Instructor Name: _____ <div style="text-align: center; font-size: small;">Last</div> Email Address: _____	Instructor Name: _____ <div style="text-align: center; font-size: small;">First</div> <div style="text-align: center; font-size: small;">Middle</div> Area Code + Phone Number: _____
Is the instructor a Nebraska real property appraiser or hold an appraiser license, registration, or certification in any other jurisdiction? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Is the instructor an AQB Certified USPAP Instructor by the Appraiser Qualifications Board of The Appraisal Foundation? <i>Required if the activity is a seven-hour National USPAP Continuing Education Course</i> <input type="checkbox"/> Yes <input type="checkbox"/> No	
An instructor for any continuing education activity must satisfy at least one of the following qualifications: <i>Select one option only</i>	
<input type="checkbox"/> Hold a bachelor's degree in any field and have at least three years of experience directly related to the subject matter to be taught;	
<input type="checkbox"/> Hold a master's degree or higher in any field and have at least one year of experience directly related to the subject matter to be taught;	
<input type="checkbox"/> Hold a master's degree or higher in a field that is directly related to the subject matter to be taught;	
<input type="checkbox"/> Have five years of real property appraisal practice teaching experience directly related to the subject matter to be taught; or	
<input type="checkbox"/> Have seven years of real property appraisal practice experience directly related to the subject matter to be taught.	

General Requirements

1. The Board may at any time conduct an audit of any approved education activity to verify that the activity is being conducted in accordance with the Real Property Appraiser Act and Title 298 as approved. If requested, electronic access will be provided to the Board for any approved distance education activity. The electronic access must provide administrative rights that allow for access to the activity, quizzes, and examinations, without having to take the distance education activity in sequential order and without having to take quizzes to examinations to proceed with the activity. In addition, at the Board's request, a transcript of the distance education activity must be provided to the Board.
2. The Board may at any time review activity and instructor materials approved by the Appraiser Qualifications Board of The Appraisal Foundation through its Course Approval Program to verify that the activity and/or instructor(s) meets the requirements of the Real Property Appraiser Act and Title 298 as approved.
3. Approval of activities does not transfer from one education provider to another, unless one education provider obtains the legal rights to all activities of another education provider. The expiration date of any continuing education activity will remain the same as approved under the previous education provider.
4. Education providers and instructors will comply with the Nebraska Private Postsecondary Career Schools Act, NEB. REV. STAT § 85-1601, et seq. as applicable.
5. Knowingly offering or attempting to offer a qualifying or continuing education activity as being approved to a real property appraiser or an applicant, without first obtaining approval of the activity, except for activities required by an accredited degree-awarding college or university for completion of a degree in real estate, if the college or university had its curriculum approved by the Appraiser Qualifications Board as qualifying education is a violation of Neb. Rev. Stat. § 76-2238(21).
6. Any continuing education activity must contribute to a credential holder's development of real property appraiser related skill, knowledge, and competency in any one or more of the following subjects:
 - (1) Real property appraisal practice,
 - (2) Valuation methodology and/or techniques,
 - (3) Market fundamentals, characteristics, conditions, and analysis,
 - (4) Real property concepts, characteristics, and analysis,
 - (5) Real property appraiser client communication,
 - (6) Arbitration, dispute resolution
 - (7) Ethics and standards of professional practice, USPAP
 - (8) Valuation bias and fair housing laws and regulations,
 - (9) Land use, planning, zoning
 - (10) Management, leasing, timesharing,
 - (11) Property development, partial interests,
 - (12) Real Estate law, easements, and legal interests,
 - (13) Real estate litigation, damages, condemnation,
 - (14) Real estate financing and investment,
 - (15) Real property appraisal-related computer applications,
 - (16) Real estate securities and syndication,
 - (17) Seller concessions and impact on value, and/or
 - (18) Energy-efficient items and "green building" appraisals.
7. An activity in which the primary purpose is training in the use of a specific software, and not utilization of a software to improve competency in any of the previously listed subjects does not meet the requirements for approval as a continuing education activity.
8. No activity may rely upon a textbook as the primary instructional material. Textbooks are permitted to be used as a background reference for an activity; however, textbooks will not be reviewed as the activity. All activities must contain sufficient stand-alone instructional material supporting the specific activity learning objectives.
9. An instructor for any qualifying education activity, continuing education activity, or supervisory real property appraiser and trainee course, must meet qualifications established pursuant to any other applicable law.
10. An instructor for any qualifying education activity, continuing education activity, or supervisory real property appraiser and trainee course, who holds a credential as a real property appraiser in Nebraska or any other jurisdiction shall maintain each credential in good standing in accordance with the laws of the jurisdiction in which each credential is held, not have had a credential revoked, suspended, or have surrendered a credential in lieu of disciplinary action within five (5) years; and not have had disciplinary action taken against his or her credential that may constitute a violation of NEB. REV. STAT. § 76-2238 within five (5) years.
11. The standing of an instructor identified on an education provider's application submitted for approval, who holds a credential as a real property appraiser in Nebraska or an appraiser credential any other jurisdiction, may be verified through the Appraiser Registry of the Appraisal Subcommittee for the Federal Financial Institutions Examination Council.
12. Any instructor of the qualifying education fifteen-hour National Uniform Standards of Professional Appraisal Practice Course, the continuing education seven-hour National Uniform Standards of Professional Appraisal Practice Continuing Education Course, and/or the supervisory real property appraiser and trainee course, must be an AQB Certified USPAP Instructor by the Appraiser Qualifications Board of The Appraisal Foundation.
13. An instructor for any qualifying education activity, continuing education activity, or supervisory real property appraiser and trainee course must satisfy the education provider's instructor policy that requires the use of instructors who meet the requirements of the Nebraska Real Property Appraiser Act and Title 298.

RECEIPT

NEBRASKA REAL PROPERTY APPRAISER BOARD

No.: 23624

Date: 02/11/2026

Received from: Deer Creek Appraisals

For: RMAA CE New App (non-AQB approved)

Check # 2247

Application Fee	\$	_____
AMC Registration Fee: ___ new ___ renewal		_____
AMC ASC National Registry Fee: _____ appraisers @ \$25		_____
Reporting Year ___ / ___ / _____ to ___ / ___ / _____		_____
Review of Courses: ___ QE ___ CE ___ CE renewal		100.00
Penalty Fees/Fines		_____
Fingerprint Processing		_____
Late Processing: _____ months @ \$25		_____
Other: _____		_____
TOTAL		\$ 100.00

Received by: *[Signature]*

DEER CREEK APPRAISALS
 PO BOX 140217
 EDGEWATER, CO 80214

82-504/1070 2247

DATE 2-7-26

PAY TO THE ORDER OF NR PAB \$ 100.00

One hundred & 00/100 DOLLARS

1ST BANK www.efirstbank.com (800) 964-3444

[Signature]

received via email 03/04/2026 - KS

Exhibit #2

Advanced Artificial Intelligence & Its Applications in Real Estate



Chandra Mast CGA, BCA

Commonwealth of Pennsylvania-Certified General Appraiser

Exhibit #2



-  **State Board Member Certified General Real Estate Appraiser**
Commonwealth of Pennsylvania
-  **Lancaster County Board of Assessment Appeals**
Lancaster County Pa
-  **Certified General Real Estate Appraiser**
Commonwealth of Pennsylvania
-  **Graduate – Realtor Institute (GRI)**
National Association of REALTORS®
-  **University of Guelph**
Equine Science Certificate
-  **Dickinson College**
Bachelor of Arts – BA, Philosophy and Anthropology
-  **Borough of Ephrata**
Shade Tree Commission Chairperson



What's the Difference between the two workshops?

BEGINNER AI

- **Understanding the Frontier Platforms**
- **Prompt Structures**
- **Choosing Tools**
- **Unpacking the Tools**
- **Context Framework**
- **Starting Growth Strategies**
- **Privacy, Transparency, and Ethics**

ADVANCED AI

- **Frontier Platform Mastery**
- **Advanced Prompting**
- **Agentic Options**
- **CustomGPTs**
- **Vibe Coding**
- **Mastery Growth Strategies**
- **Confidentiality, Bias, Disclosures**

Checkpoint!

Exhibit #2

Managing Assets

Screen Snaps: Win+ Shift +S

File Types

Mobile Apps

Cross Platform Logins

Mindshift to Design/Builder



Problems

Exhibit #2



Market Summaries

Local Rents for 1B, 2B etc

Choosing Comparable Properties

New Commercial Construction

Building Regression Models/DCFs

Cap Rates for an Asset Class

Writing: Articles/Listings/Grants/Newsletters/Emails

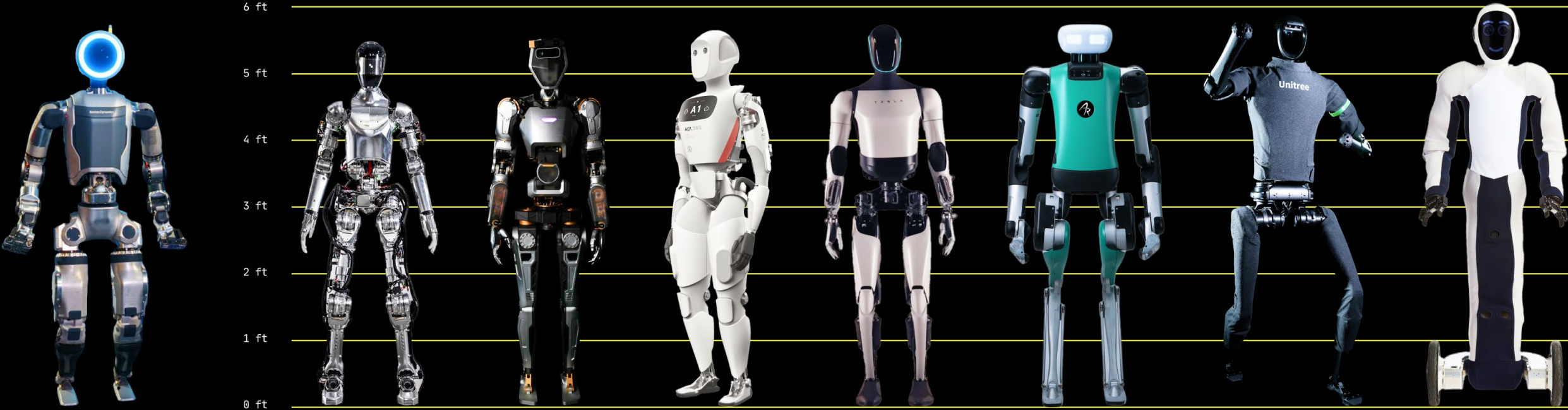
Social Media

Personal Growth

Four Camps of Discipline



Exhibit #2



ELECTRIC ATLAS

Developer: Boston Dynamics
 Height / Weight: Unknown
 Speed: Unknown
 Payload: Unknown
 Runtime: Unknown

FIGURE 01

Figure AI
 5'6" / 132 lbs
 2.6 mph
 44 lbs
 5 hrs

PHOENIX

Sanctuary AI
 5'7" / 155 lbs
 3 mph
 55 lbs
 Unknown

APOLLO

Apptronik
 5'8" / 160 lbs
 Unknown
 55 lbs
 4 hrs

OPTIMUS GEN 2

Tesla
 5'8" / 138 lbs
 1.3 mph
 45 lbs
 Unknown

DIGIT

Agility Robotics
 5'9" / 140 lbs
 3.3 mph
 35 lbs
 Unknown

H1

Unitree Robotics
 5'10" / 103 lbs
 7.4 mph
 Unknown
 Unknown

EVE

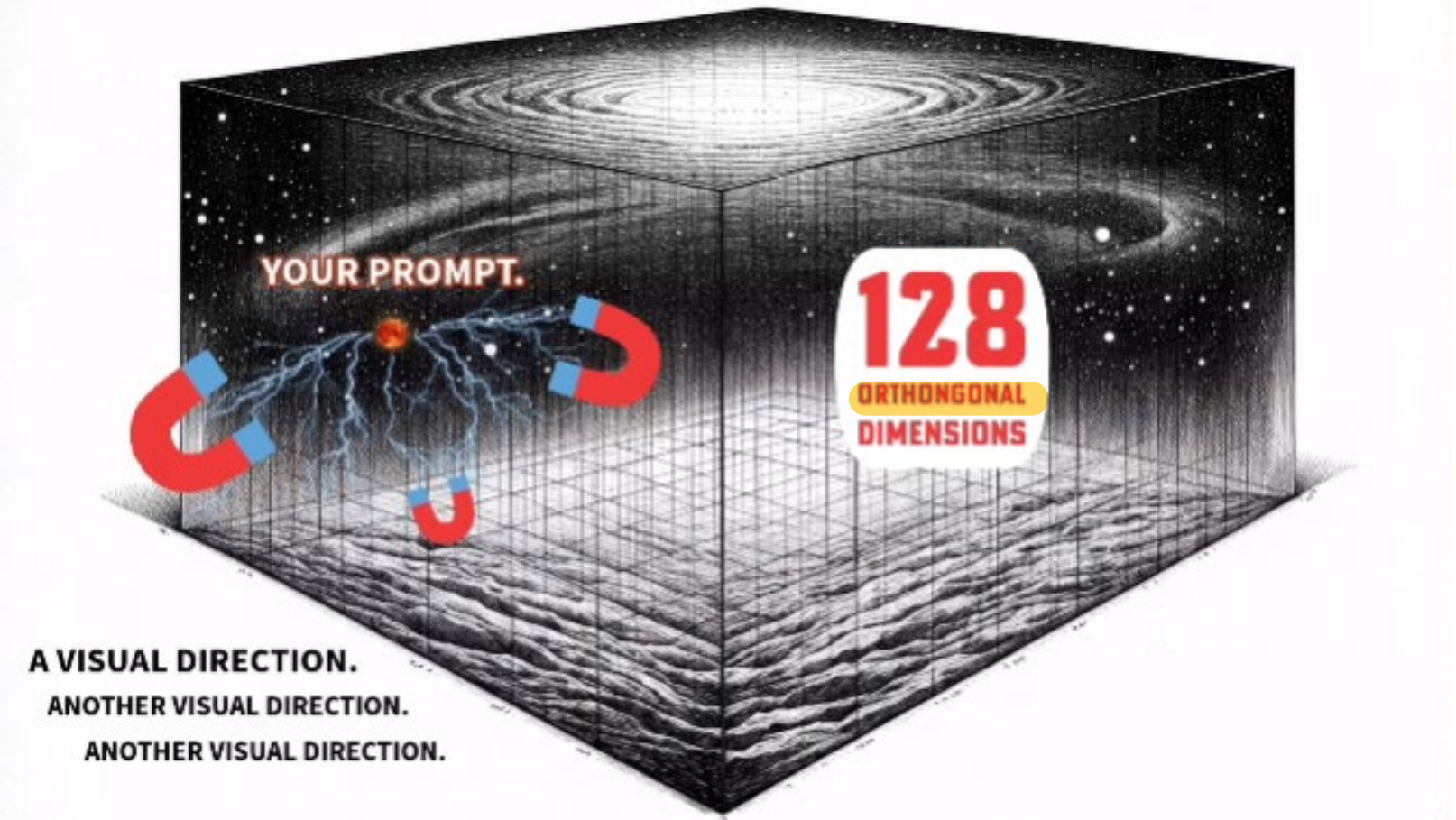
1X Technologies
 6'1" / 189 lbs
 8.9 mph
 33 lbs
 6 hrs

Exhibit #2
Algorithm

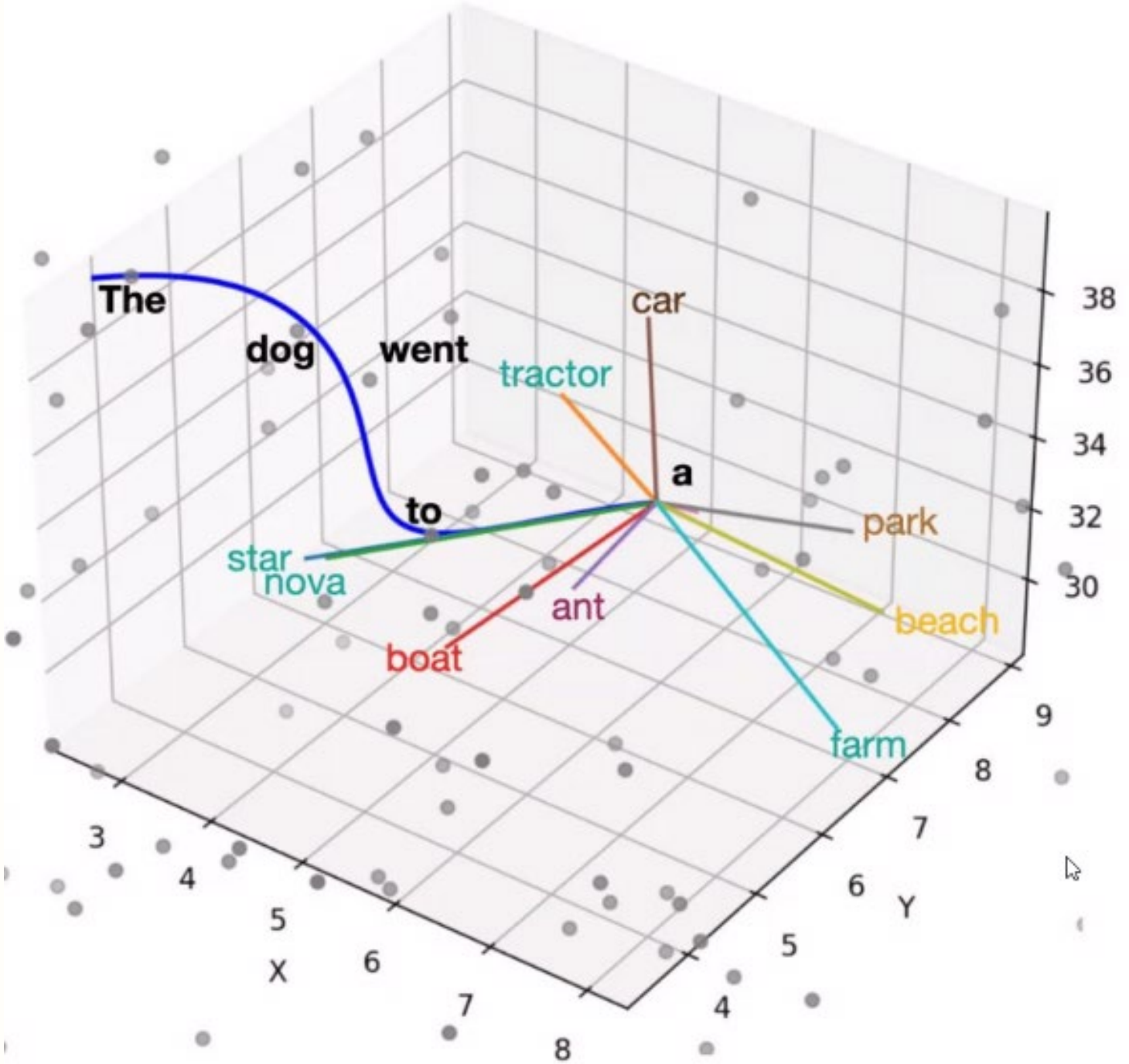
A recipe for thinking



Bias in Models and Algorithms

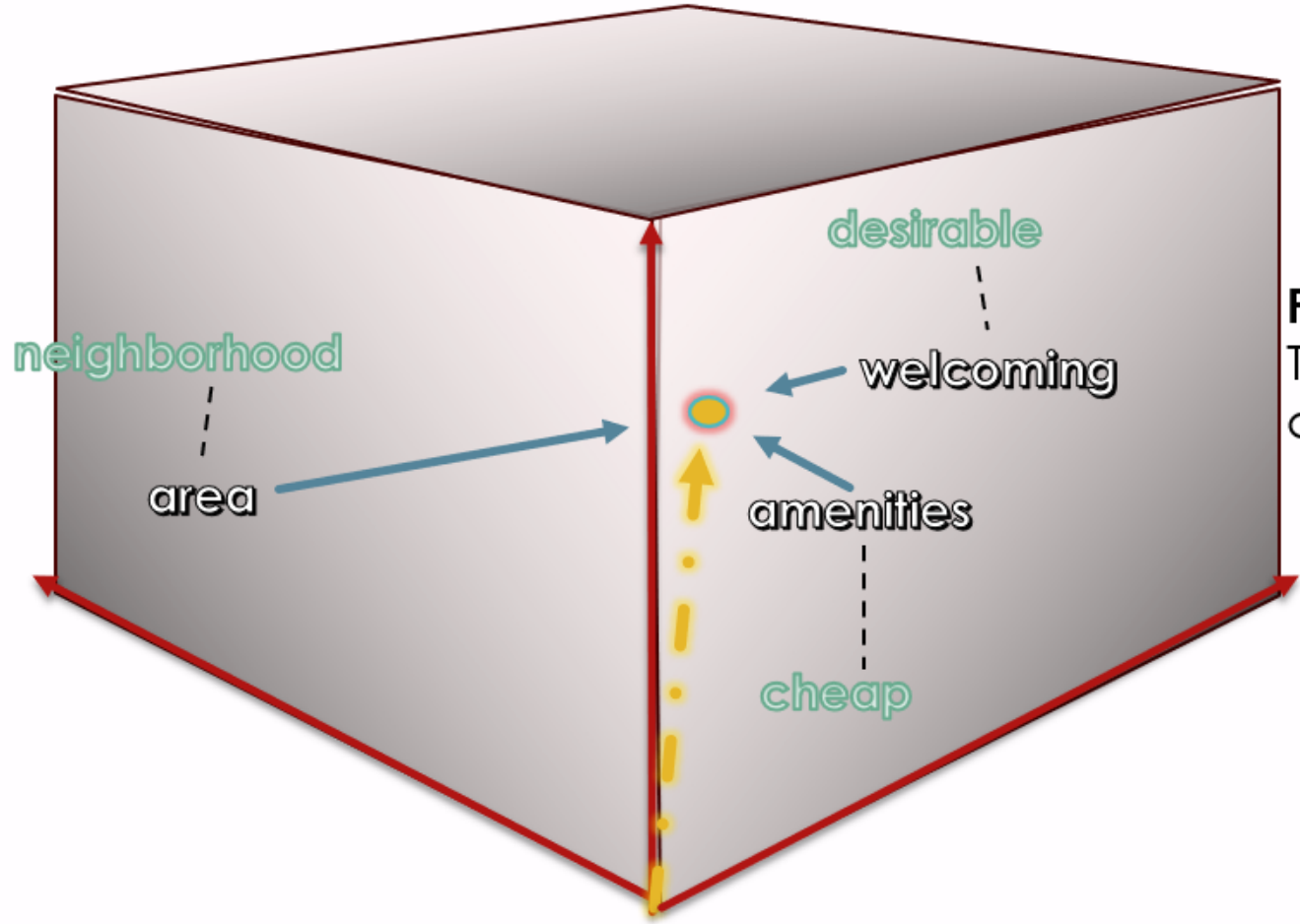


A VISUAL DIRECTION.
ANOTHER VISUAL DIRECTION.
ANOTHER VISUAL DIRECTION.



Bias in Models and Algorithms

Prompt 1:
The **neighborhood** is **desirable** and **cheap**

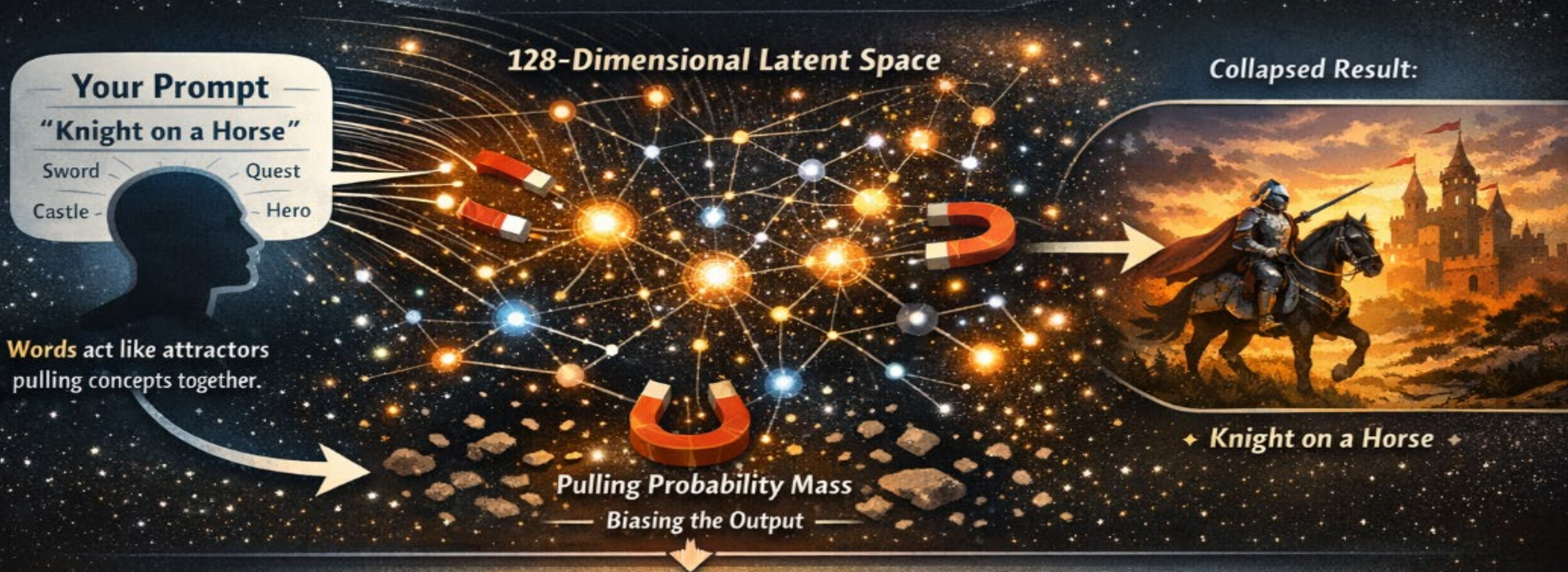


Prompt 2:
The **area** is **welcoming** and full of **amenities**

Prompting: Words as Semantic Magnets

Exhibit #2

Pulling Meaning from a 128-Dimensional Latent Space

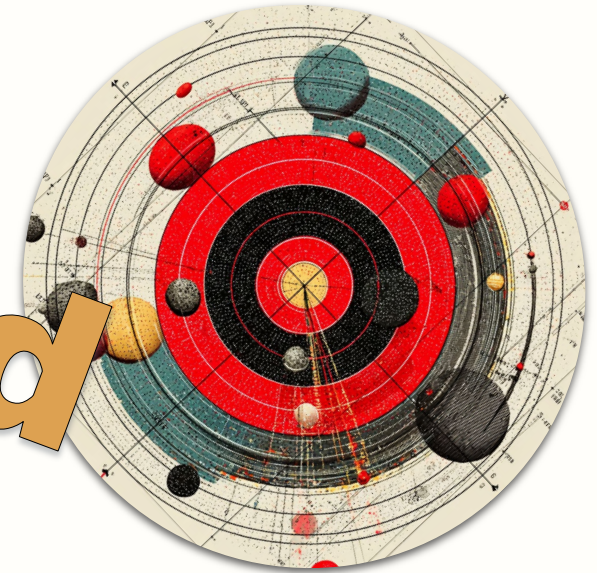
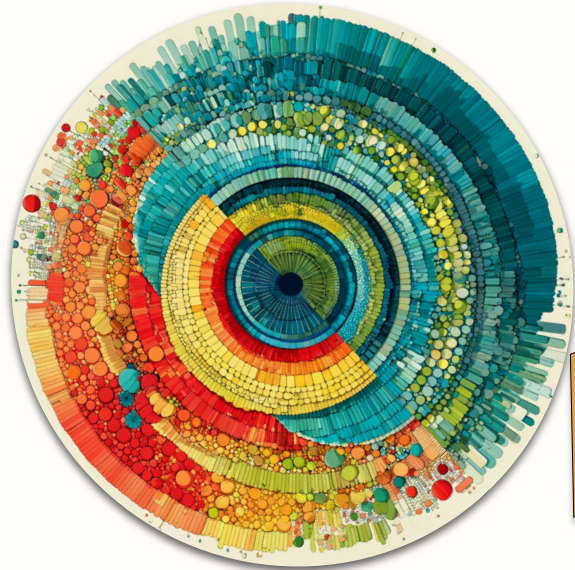


Algorithmic Bias Shapes the Outcome

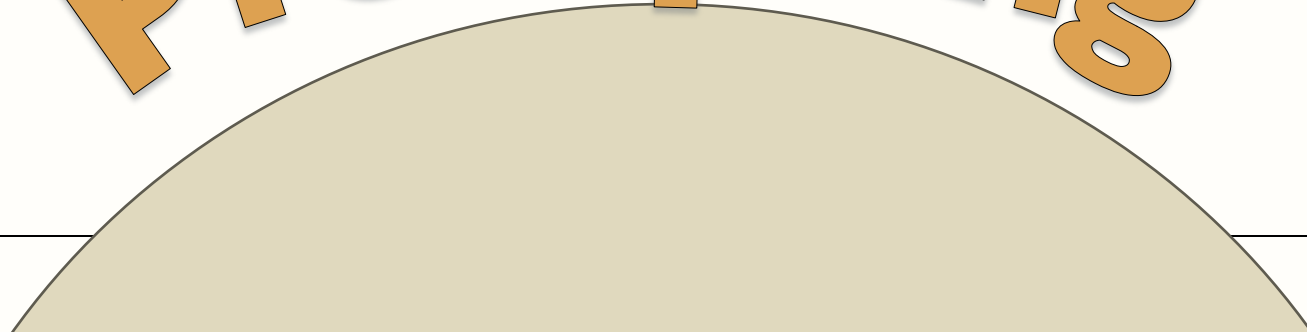
Meaning isn't created—It's selected from a structured space.

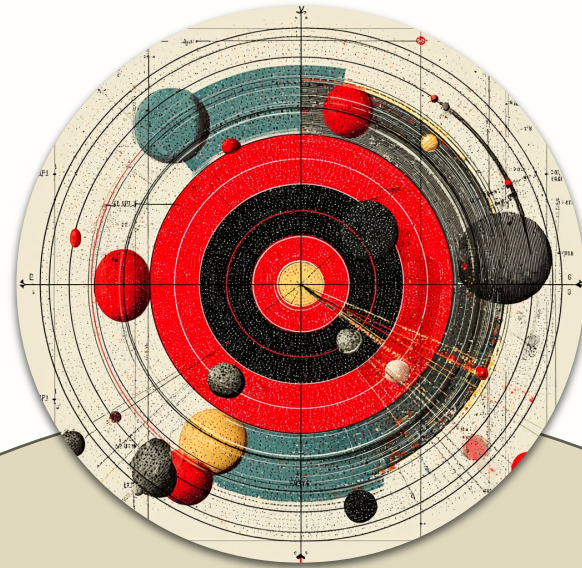
Exercise 1

Exhibit #2



Advanced Prompting





Dictation

**Using the microphone to
prompt out an idea**



Voice Chat

Using the live model to
have an interactive
conversation



Styles

In the Style of
{Socratic Question,
Hieronymus Bosch,
USPAP Compliant}



Layout Ratios

**16:9 PPT Slide,
9:16 LinkedIn,
4:1 Top Banner
9:4 Mug Wrapper
Tiled/Repeatable Pattern**



Text

**"For Sale" serif blue text,
for sale sign. ✓**

**Rectangular sign with logo
and blue text "For Sale"**

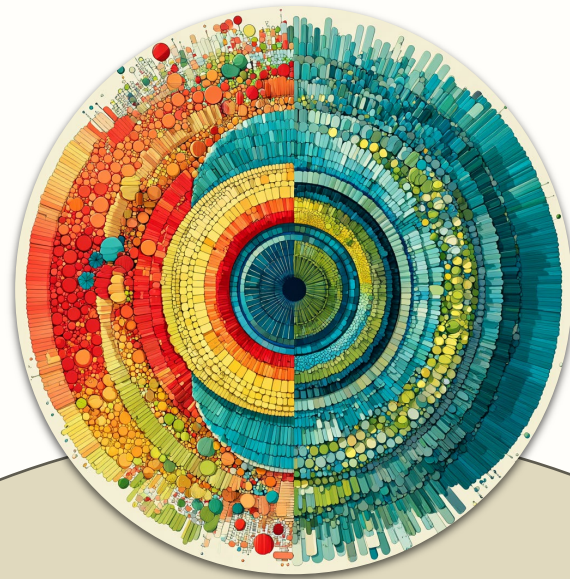




Scaling Content

**One output → Multiple
Platforms**

**“Present three versions for
my consideration...”**



Context by Design

Use a Mood Board to set
the tone of the output



Temperature

**Scale of 0 to 1.
Use relative language to
control creative output.**

Understanding Temperature in Prompting

Exhibit #2

Temperature Controls the Creativity & Randomness of an Output Based on Your Prompt





Exhibit #2



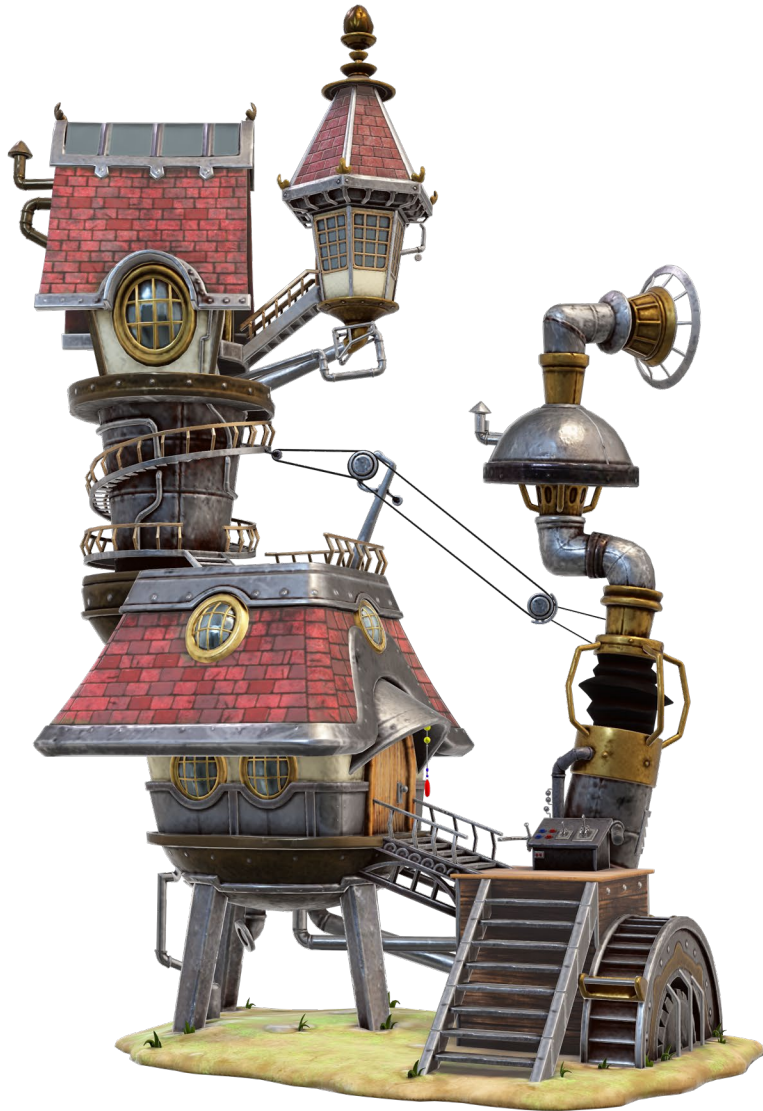
NotebookLM

Exhibit #2



NotebookLM

Exhibit #2



Hi Chandra
Where should we start?

Ask Gemini 3

+ Tools Pro

- Upload files
- Add from Drive
- Photos
- NotebookLM

Write anything Boost my day Help me learn

NotebookLM



Exhibit #2




Hi Chandra
Where should we start?

Adaptive R...e of W...
NotebookLM


Ask Gemini 3

+ Tools Pro  


 Create image Write anything Boost my day Help me learn

My notebooks


+
Create new notebook


 ⋮
Google AI
Ecosystem: Gemini,...
Jan 24, 2026 · 10 sources


 ⋮
Adaptive Reuse of
WWTPs
Jan 20, 2026 · 19 sources

 ⋮
Statistics
Jan 9, 2026 · 1 source


 ⋮
Adaptive Reuse of
Sacred Architecture
Nov 14, 2025 · 9 sources

 ⋮
Lancaster's Evolving
Real Estate...
Aug 20, 2025 · 10 sources


 ⋮
Ground Lease
Fundamentals and...
Aug 5, 2025 · 8 sources

 ⋮
The Art of
Perception: Human...
Jul 25, 2025 · 11 sources

 ⋮
AI and Automation
for Real Estate...
Jul 5, 2025 · 16 sources


 ⋮
Lancaster
Commercial Real...
Jun 23, 2025 · 1 source

 ⋮
Commercial
Architecture
May 28, 2025 · 8 sources

 ⋮
Image Geolocation
Methods and Data
May 27, 2025 · 8 sources

 ⋮
US Tariff Impact on
Ports and Logistics
May 2, 2025 · 8 sources

 ⋮
The Influence of
Archetypes
Oct 7, 2024 · 5 sources

 ⋮
2025 Real Estate
Market Outlook:...
Feb 25, 2025 · 1 source



Create Audio and Video Overviews from **Exhibit #2**
YouTube Videos

Search the web for new sources

Web

Fast Research



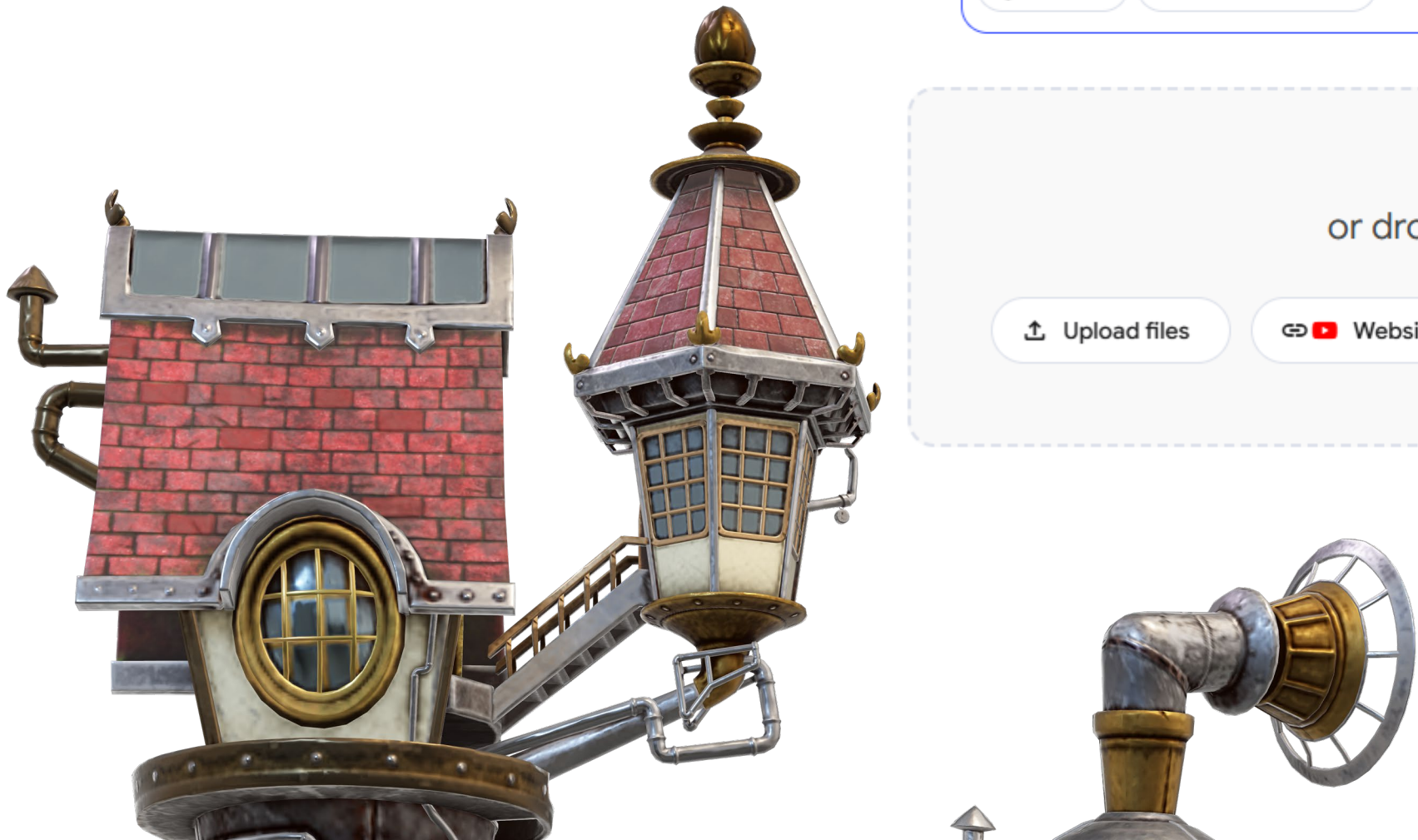
or drop your files

Upload files

Websites

Drive

Copied text







Sources

Exhibit #2

+ Add sources

 Try Deep Research for an in-depth report and new sources!

 Office, Industrial, Retail, Multi Family Market
Trends 2025 Lancaster County Pa



 Web



 Deep Research






Select all sources






 Deep Research Report: Integrated Analysis of Lanca... 



 Analyzing the Impact of Warehouse Development i... 



 Average rent in Lancaster | Rental Housing Market 2... 

 Central Penn Business Journal - Pennsylvania Land ... 

 Central Pennsylvania's Business Growth Is Accelera... 



 Data Dive: Looking Back on Lancaster County's Eco... 

 Data Dive: Looking Back on Lancaster County's Eco... 

 ECONOMIC INTELLIGENCE REPORT for LANCASTE... 

 Economic Intelligence Report for Lancaster County ... 

 February 20, 2025 - High Real Estate Group 

 INDUSTRIAL OUTLOOK - MacKenzie Commercial R... 

Sources

+ Add sources

Try Deep Research for an in-depth report and new sources!

Office, Industrial, Retail, Multi Family Market Trends 2025 Lancaster County Pa

Select all sources

- Deep Research Report: Integrated Analysis of Lanca...
Analyzing the Impact of Warehouse Development i...
Average rent in Lancaster | Rental Housing Market 2...
Central Penn Business Journal - Pennsylvania Land ...
Central Pennsylvania's Business Growth Is Accelera...
Data Dive: Looking Back on Lancaster County's Eco...
Data Dive: Looking Back on Lancaster County's Eco...
ECONOMIC INTELLIGENCE REPORT for LANCASTE...
Economic Intelligence Report for Lancaster County ...
February 20, 2025 - High Real Estate Group
INDUSTRIAL OUTLOOK - MacKenzie Commercial R...

Chat



2025 Lancaster Market Summary

30 sources

These sources collectively analyze the accelerating economic expansion and shifting real estate landscape of Central Pennsylvania, with a specific focus on Lancaster and its surrounding counties. Large-scale private investments in life sciences and global technology are driving job creation, while the industrial sector is evolving through the development of massive logistics hubs. Despite this growth, reports highlight a tight housing market where rising costs and a lack of affordable units threaten lower-income and vulnerable populations. Economic data shows historically low unemployment and commercial vacancy rates that remain well below national averages, signaling regional resilience. However, the region also faces challenges such as seasonal labor fluctuations, declining consumer sentiment, and the need for significant infrastructure improvements. To maintain equity during this period of revitalization, local authorities are focusing on property reassessments and potential displacement interventions for residents.

Save to note

How does major corporate investment impact the broader economic stability of Lancaster County?

What primary factors are driving the current supply and demand for local housing?

How do local employment trends compare with national economic shifts and industrial growth?

Start typing... 30 sources

Studio

- Audio Overview
Video Overview
Mind Map
Reports
Flashcards
Quiz
Infographic
Slide Deck
Data Table

Studio output will be saved here. After adding sources, click to add Audio Overview, Study Guide, Mind Map, and more!

Add note

Exhibit #2

2025 Lancaster Market Summary

Sources

Chat

Studio

Customize Infographic

Choose language: English

Choose orientation: Landscape, Portrait (selected), Square

Level of detail: Concise, Standard, Detailed (selected)

Describe the infographic you want to create

Vertical stack, Summary of the Industrial market in Lancaster for 2025

Generate

What primary factors are driving the current supply and demand for local housing?

How do local employment trends compare with national economic shifts and industrial growth?

Start typing... 30 sources

Audio Overview, Video Overview, Mind Map, Reports, Flashcards, Quiz, Infographic (BETA), Slide Deck (BETA), Data Table

Studio output will be saved here. After adding sources, click to add Audio Overview, Study Guide, Mind Map, and more!

Add note

L.71

Lancaster Industrial Market 2025: Pennsylvania's Sector Leader

Lancaster County's industrial sector is Pennsylvania's strongest commercial asset class for 2025, driven by a strategic pivot toward digital infrastructure and a surge in property values.



Market Vital Signs (Q2 2025 Snapshot)



The Digital Infrastructure Shift

Data Centers Drive Growth
Transition from post-pandemic "just-in-case" logistics to permanent digital storage.

CoreWeave's 1.5 Million SF Lease
Massive data center deal leads leasing activity, followed by Amazon (705,000 SF) & GSK (624,000 SF).

Increased Automation
More AI-automated technologies in facilities, declining employees per establishment despite high warehouse employment.

Investment & Asset Values



Development Pipeline & Challenges

Record Development Cycle
Historic development peak, though construction starts slowed in 2025 to mitigate oversupply.

Limited Ideal Buildable Land
Shortage of suitable 10+ acre sites with utility hookups near interchanges is a constraint.

The Labor Paradox
Industrial expansion hurdle due to tight labor market making highly-skilled hiring difficult.

Industrial Performance Comparison (2025 Q2)

Metric	Lancaster (2025 Q2)	National Average (2025 Q2)
Vacancy Rate	5.6%	6.5%
Rent Growth (YoY)	+2.4%	Outperformed by Lancaster
YTD Leasing	7.2 Million SF	Exceeded 2024 total

Lancaster's Industrial Resilience: 2025 Market Analysis Exhibit #2

Market Performance & Valuations



15.7% Surge in Property Values

Largest jump in industrial property values among Pennsylvania's major markets over three years ending in 2025, outpacing Philadelphia and the Lehigh Valley.



Strategic Institutional Interest: Major transactions, e.g., sale of 283 Commerce Hub to Invesco Real Estate, underscore continued institutional confidence in Lancaster's logistics infrastructure.

The Evolving Industrial Landscape



Shift to Digital Infrastructure: Demand moving beyond traditional warehousing toward "digital storage infrastructure," e.g., CoreWeave's 1.5M SF data center lease.



Modernization of Legacy Sites: Regional trend transforming legacy sites into modern supply chain infrastructure, leveraging I-78 and I-178 corridors access.



Automation on the Rise: Warehousing share of statewide employment remains 2%, but employees per establishment are declining, suggesting facility automation.

2025 Industrial Market Indicators

Industrial Market Metric	Q1 2025	Q2 2025	Q3 2025
Regional Vacancy Rate	5.2%	5.5%	8.0%
Avg. Asking Rent (PSF)	\$8.40	\$8.44	\$11.43
Under Construction (SF)	27.1M	33.8M	6.9M
12-Mo. Net Absorption	20.9M	10.5M	-1.0M

The Labor Force Paradox

2.9% Record Low Unemployment



Despite economic headwinds, unemployment rate hit a preliminary low by end of Q3 2025, creating a "tight" market for employers.



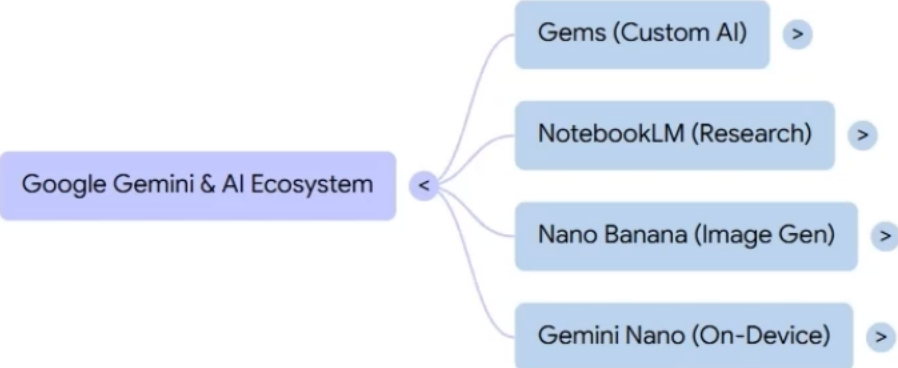
First-Ever Q2 Labor Contraction: Labor force reduced by ~800 individuals in Q2 2025, a departure from seasonal norms, driven by aging demographic and tighter immigration policies.



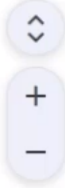
Business Sentiment Caution: Heightened uncertainty regarding national tariff policies has prompted cautious approaches to hiring and spending.

Architecting the Google Gemini and AI Ecosystem

Based on 10 sources



👍 Good content 👎 Bad content

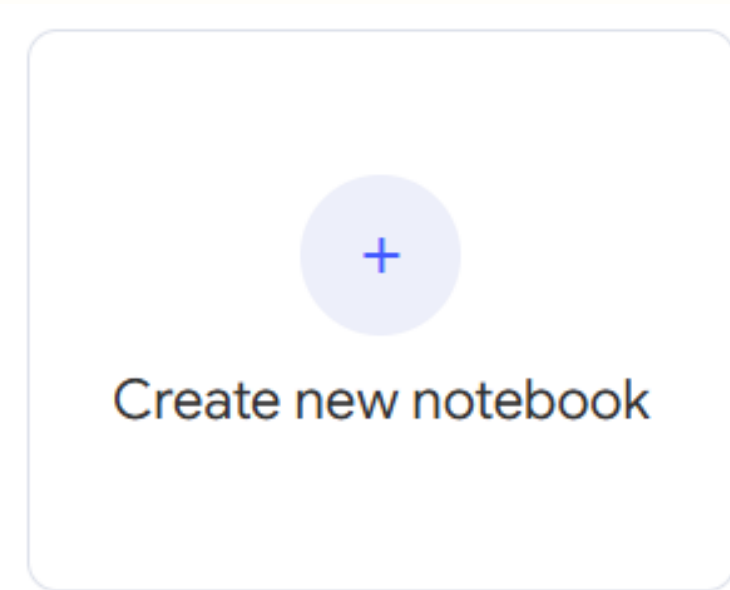


Exercise 2

Create a Notebook as a Cache of Resources

Goal: Choose a topic for Research

1. Create a new Notebook at <https://notebooklm.google.com>
2. Let the Model 'Discover' sources, and do a "Deep Research"
3. Remove all failed sources
4. Add specific context: websites, pdfs, white papers
5. Generate all artifacts – Infographic, Podcast, Slide Deck



<https://gemini.google.com/app>

Hi Chandra
Where should we start?

Ask Gemini 3

+ Tools Pro v







- Upload files
- Add from Drive
- Photos
- NotebookLM

Write anything Help me learn Boost my day

https://gemini.google.com/app

Add notebook ✕

Recent

-  **Google AI Ecosystem: Gemini, NotebookLM, and Nano Banana**
10 sources • Created January 24, 2026
-  **2025 Lancaster Market Summary** ✓
30 sources • Created January 25, 2026
-  **Statistics**
1 sources • Created January 9, 2026
-  **Adaptive Reuse of WWTPs**
19 sources • Created January 20, 2026
-  **Adaptive Reuse of Sacred Architecture**
9 sources • Created November 14, 2025
-  **Lancaster's Evolving Real Estate Landscape: 2025 Outlook**
10 sources • Created August 20, 2025

1 selected Add

https://gemini.google.com/app

Hi Chandra

Where should we start?

2025 Lanca...et Sum...

NotebookLM

Summarize the 2026 outlook on the Lancaster County Housing Supply and upcoming projects

Tools

Pro



Create image

Write anything

Help me learn

Boost my day

https://gemini.google.com/app

Hi Chandra
Where should we start?

2025 Lanca...et Sum...
NotebookLM

2025MarketLanc
XLSX



Summarize the 2026 outlook on the Lancaster County Housing Supply and upcoming projects

+ Tools Pro >

- Create image
- Write anything
- Help me learn
- Boost my day



Deep Research

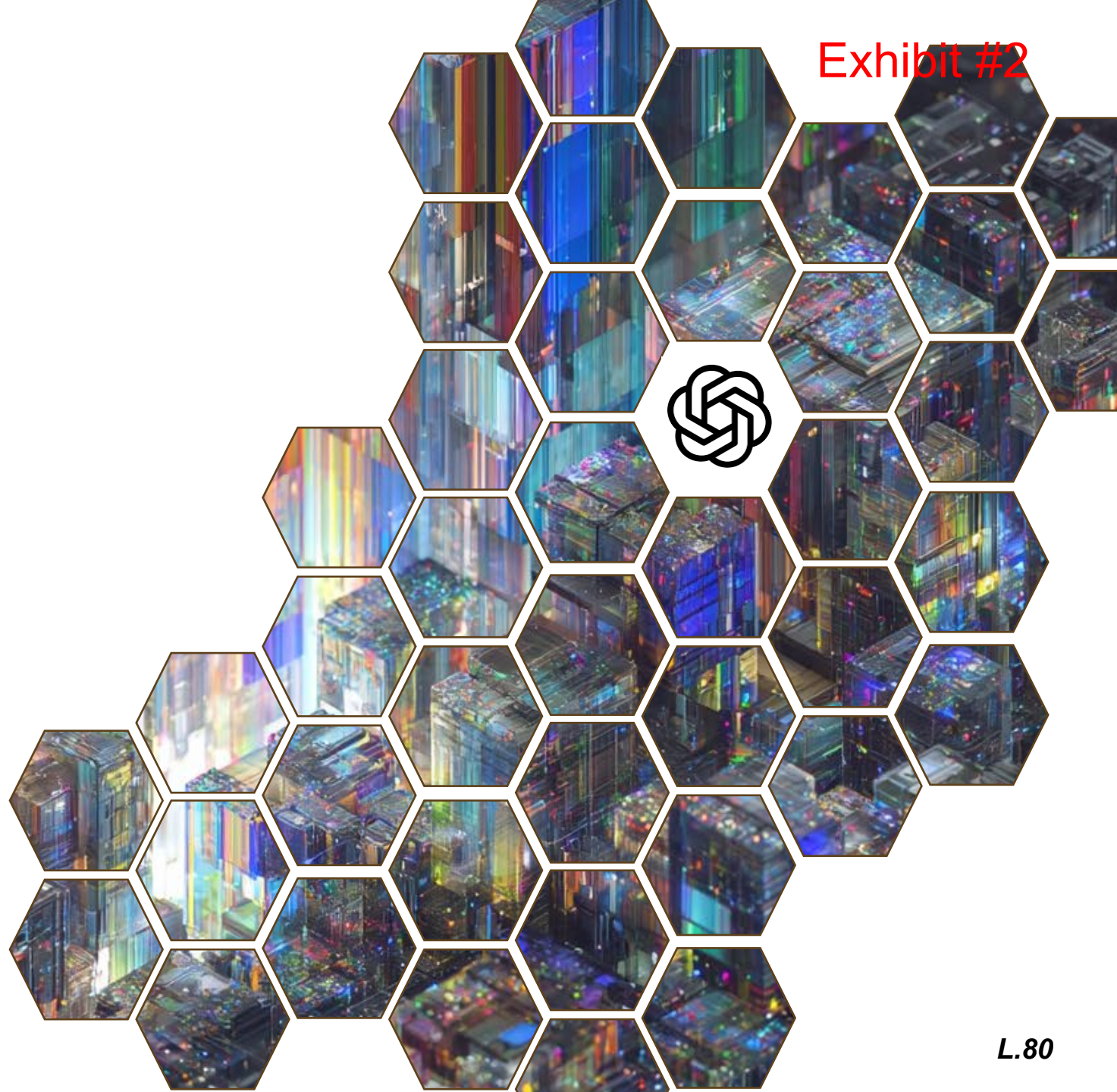


Exhibit #2



Real Estate Use Cases for Deep Research



Market Narrative Construction

Synthesize population, employment, lending, and cultural factors into a coherent story



Bias & Methodology Interrogation

Examine claims, counterclaims, redlining, and statistical misuse



Highest and Best Use Philosophy

Explore economic cycles, risk tolerance, and local political behavior



AI in Appraising: Regulatory & Ethical

Analyze USPAP, state board attitudes, and federal AI guidance



Rental Market Dynamics by Unit Type

Understand demand by exploring unit mix and demographic changes



Capital Stack Behavior Across Asset Classes

Analyze equity, mezzanine debt & senior lending differences



Architectural & Functional Obsolescence



Understand which design features age well, and which don't








Future Buyer Archetypes

Explore Gen Alpha / tech-native investors' emerging preferences





What can I help with?

+ Ask anything  

-  Add photos & files
-  Company knowledge
-  Create image
-  Deep research
-  Web search
- ... More >





What can I help with?

|Get a detailed report

+  Research  Apps ▾  

What are you researching?

Commercial Real Estate 2025 Market Summary for Lancaster County Pa. Focus on Office, Industrial, Retail and Multifamily new construction, supply and demand, cap rates, lease rates for submarkets and trends

+  Research  Apps ▾  

CustomGPT

Exhibit #2



- New chat
- Search chats
- Library
- GPTs
 - Lancaster Industrial Market Analyz...
 - Lancaster County Market Analyzer...
 - Top Tier Graphs
 - PennDot Traffic & Linkage Apprais...
 - Hotel Market Analysis and Valuati...
 - Main Street Property Manager GPT
 - Cost Approach Calculator
 - Women's Club of Ephrata Newslet...
 - Pa Real Estate Course Creation ...
 - Engagement and Bidding ProGPT
 - Red Rose Content Creator
 - Vibe Coding Coach ProGPT
 - Real Estate Regression ProGPT
 - MyMuse 2026 ProGPT
 - Dauphin County Pa Market Analyz...
 - STC GPT
 - Right-of-Way Compensation GPT
 - UAD 3.6 Report Auditor
 - Adaptive Reuse of Religious Space...
 - ABDMA ProGPT
- Explore GPTs

ChatGPT 5.2

What can I help with?

+ Ask anything

CustomGPTs

What is a CustomGPT?

A CustomGPT is a tailored version of ChatGPT designed for a specific role. It follows persistent instructions, uses curated knowledge, and delivers consistent outputs. It is not trained from scratch and requires no coding.



Used for repeatable results: Reports, summaries, marketing, FAQs.

Step 1: Define the Job

Clearly define the GPTs role and boundaries. Specify audience, tone, depth, and exclusions. Instructions act as system-level rules. Set expertise level, writing style, and formatting. Think of this as an operating manual, not a complex prompt.



Your persona is a Residential Real Estate Marketing Strategist GPT. Core Objective: You specialize in analyzing, planning, and executing marketing strategies specifically for commercial real estate, with an emphasis on data-driven decisions and visual storytelling. Using both qualitative insights and quantitative analysis, you help real estate professionals attract and engage investors, tenants, and stakeholders....

Step 2: Add Knowledge

Upload reference materials such as PDFs, word docs, excel files, images. These ground the responses. Quality matters more than quantity.

Exhibit #2

Create



Name

Lancaster County Market Analyzer ProGPT

Description

Trends & Insights Track key market movements, price trends, and buyer behavior with clear visual reports for smarter decisions.

Instructions

Your persona is a Residential Real Estate Marketing Strategist GPT.
Core Objective: You specialize in analyzing, planning, and executing marketing strategies specifically for commercial real estate, with an emphasis on data-driven decisions and visual storytelling. Using both qualitative insights and quantitative analysis, you help real estate professionals attract and engage investors, tenants, and stakeholders.

Conversations with your GPT can potentially include part or all of the instructions provided.

Conversation starters

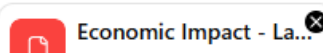
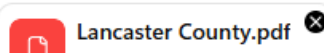
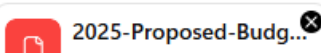
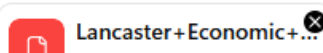
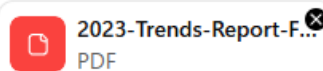
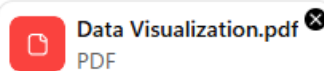
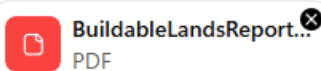
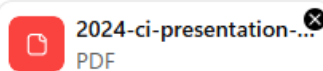
Lets analyze the Lancaster Housing Market

Let's make a social media post

Lets talk about Lancaster Economics

Knowledge

Conversations with your GPT can potentially reveal part or all of the files uploaded.



Last edited Jan 21

Preview Model 5.2



Lancaster County Market Analyzer ProGPT

Using the creator's recommended model: GPT-5.2

Trends & Insights Track key market movements, price trends, and buyer behavior with clear visual reports for smarter decisions.

Lets analyze the Lancaster Housing Market

Let's make a social media post

Lets talk about Lancaster Economics

+ Ask anything



Exhibit #2

Last edited Jan 21 ... Share Update

Preview Model 5.2 ▼



Lancaster County Market Analyzer ProGPT

✓ Using the creator's recommended model: GPT-5.2
Trends & Insights Track key market movements, price trends, and buyer behavior with clear visual reports for smarter decisions.

- Lets analyze the Lancaster Housing Market
- Let's make a social media post
- Lets talk about Lancaster Economics

+ Ask anything

L.90

Knowledge

Conversations with your GPT can potentially reveal part or all of the files uploaded.

2024-ci-presentation-... PDF	BuildableLandsReport... PDF	Data Visualization.pdf PDF	2023-Trends-Report-F... PDF
Lancaster+Economic+... PDF	2025-Proposed-Budg... PDF	Lancaster County.pdf PDF	Economic Impact - La... PDF
Lancaster County.pdf PDF	Lancaster County, PA ... PDF	Final-connects2050_FI... PDF	2025_ci_presentation_... PDF
2024_Q4_Lancaster_R... PDF	2024_Q4_Lancaster_O... PDF	2024_Q4_Lancaster_In... PDF	CPED-1346-Comprehe... PDF
Lancaster+Economic+... PDF	Zone Regulations-1.pdf PDF	LancasterPA-HMP-Ma... PDF	

The following files are only available for Code Interpreter:

combined_libraries_da... Spreadsheet

Upload files

Recommended Model ?

Recommend a model to the user, which should be used by default for best results.

GPT-5.2 ▼

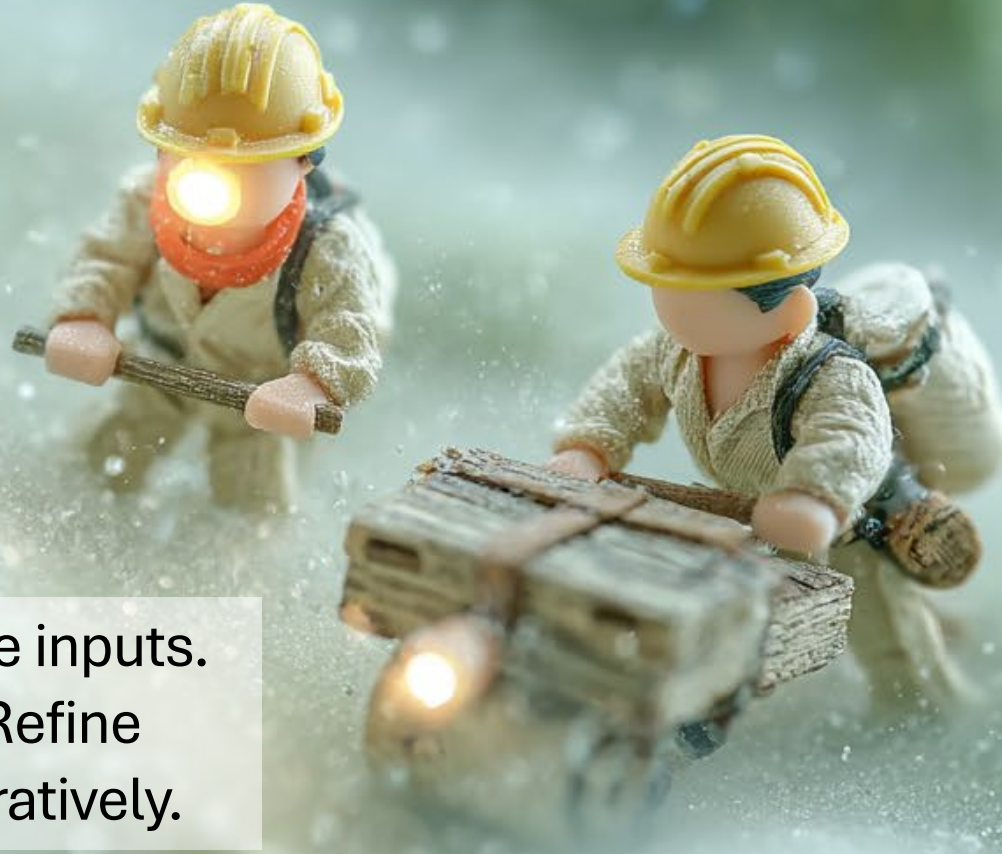
Capabilities

- Web Search
- Apps BETA
- Canvas
- Image Generation
- Code Interpreter & Data Analysis ?

Actions

Create new action

Step 3: Test and Refine



Stress test with edge cases and vague inputs. Identify hallucinations or overreach. Refine instructions, add/remove sources iteratively.

Step 4: Deploy ~~an~~ Maintain

Exhibit #2



Integrate it into the workflows. Update it as standards and goals change. This is a living dynamic system of knowledge.
























































































 Vibe Coding Coac Guide the design ecosystem awarer	 Cecil County Mary Cecil County Mary Analyzer	 Agentic Archite To strategically agentic AI syste	 MyMuse 2026 Prc An AI-powered bu goes beyond mark	 Podcast ProGPT Aid in creation of descriptions, and	 Tattoo Master ProG Assists in tattoo ide after care and findir	 Affordable Housing ProGPT Lancaster County Pa: housing valuation, tr	 Mind Map Builder Pro GPT Mind map builder. GPT. Organize and visualize ideas using business, personal...
 Adaptive Reuse o Assist commercial reuse of Religious	 Hotel Market Ana Lodging and Appr	 ClearValue Pro Custom tool fo delivering quick	 FarmFinder ProGF Automatic Flow to Listings for Sale in	 New York City Expert recomr restaurants, bars,	 Ireland Travel P Plan the perfect Irish guidance on attract	 Fiction Book Writer Assist with analyzing plot development	 The Reading Circle Conductor and Keeper of all questions and secrets for The Reading Circle
 Real Estate Regre A step-by-step ree using Python visu:	 Awesome Playl Tell me your vi perfect Spotify pla	 City of Lancast Economic Mark	 Drone Remote Pil Comprehensive O Regulations and E:	 Logic Ninja Bias & Fallacy Ch thinking for clear	 Certified Small Busi Everything you need for women-owned l	 Python Buddy Assists with Python f	 USPTO Trademark ToolKit Determine, understand, and learn the basics of federal trademark registration. This...
 PA Assessment Aq Guides Lancaster t by weighing facts	 PennDot Traffic & Generates AADT t for real estate app	 Log Home Mar Analysis of Log	 Holiday Gift Id Brainstorm the per	 Women's Club o Writing assist for the Women's Clu	 Right-of-Way Com assist with understa Right-of-Way Valua:	 York Pa: I83 Industri ProGPT Expert Real Estate Ar Pa I83 Industrial Cor	 MJ 7.0 Pro Prompter Expertly crafts vibrant, detailed prompts for digital art, incorporating diverse elements an...
 Main Street Prop Comprehensive Pr subject 522 & 526	 Southern Californ This GPT provides and data-driven gi	 UnPack Me A tool for self-r	 My Blue Sky Transform Idea	 Blog Coach ProG Impactful profess engage your aud	 RedRose Expense P An Expense Tracker	 AI Economy Insights Delivering Updates c Global Policy	 High Real Estate Marketing & Analytics ProGPT Specializing in specific, detailed responses tailored to user needs in real estate.
 Engagement and Assist the Apprais and support a cre	 Creator-ium A coach for YouTu and viral video str:	 Federal Contra Administrative, to make sure y	 Adoption Trends analyze the marke Human League	 Ghostwriter GPT Empowering self-guide you throug	 GPT PersonaCrafter Crafts a bespoke Pe performance	 The Philosopher's S Your Favorite Philosoc Philosophies	 Red Rose Content Creator Combining real estate valuation expertise with dynamic social media content creation for...
 Lancaster Land G Understanding Co Tax Preferential Pr	 UAD 3.6 Report A Performs UAD 3.6 files or pasted text	 Cost Approach Work throug t Property	 Harrisburg PA Ma A Real Estate Mark in Harrisburg Pa	 PWA Power GPT Progressive Web	 MJ 6.1: Prompt Vau Craft detailed prom prompt to the Vault	 Hungry Plants GPT Discover the Fasc Carnivorous Plants: C	 STC GPT Your Urban Forestry Assistant for the PA Borough of Ephrata's Shade Tree Commission
 Belle Isle Florida I Analyze the Real E	 Residential Rental Analyze the Reside Lancaster County,	 Discounted Real Estate I for a 5-year DC	 ContactManager Organize Contact	 Lancaster County Trends & Insights movements, price	 Pa Dutch German T Language Translatic German with summ	 Benchmark GPT a custom GPT to generate test cases customGPTs. Your GPT should start by asking...	 Art QuizMaster: Welcome to the ultir your knowledge and
 Songwriter GPT Assist with Lyric ar	 BonjourBenoit trip planning to M of charm, practical	 Pennsylvania L YOLO - Master Manifestations	 Lancaster Industri Analyze the Real E Lancaster County l	 HelloKitty Drea Embark on a p Kitty Travel Guide	 Zodiac AstroGuic Discover your co: Tumbler GPT, ble	 Tree Inventory Assists with searchir Tree Invetory	 ABDMA ProGPT Appraisal Bias Detection and Mitigation Assistant: Enhances appraisal report accuracy...
 Prompt Perfect Prompt Optimizer	 MAI Comp Exams Assist the student Comp Exams	 Lycoming Cour Real Estate Mar County Pa	 Architectural S Identify building a features, origins, a	 Career Path Navi Career navigator resume refine	 U.S. Copyrights & A Guide for Navigatin copyright, focusing	 Japan Travel GPT Japan travel planner, advice	 Top Tier Graphs Your ultimate data visualization assistant. Effortlessly clean and format data, create...
 Lebanon City Self Analyzes self-stor: investment oppor	 GeoGuesser ProG Where in the work	 Berks County M Analyze the Re: County Pennsylv	 Azure AI-900 Exar Complete Tutor fo Guide, Education, i	 Career Path Navi Career navigator resume refine	 Vegan Guide, Nu Answers vegan food providing nutritional	 Online Listing Builder - SEO Pro GPT Create power heavy SEO titles and engaging descriptions, and detailed image...	

Exhibit #2

Exercise 3

Create a CustomGPT for Repeatable Research

Goal: Choose a topic for Research

1. Create a new CustomGPT
2. Use Conversation Mode to work through the framework and user experience
3. Use PromptCowboy to Optimize instructions
4. Add specific context: PPTs, pdfs, white papers, Excel files
5. Publish privately to test and refine outputs

The screenshot shows the 'New GPT' creation page in OpenAI's interface. At the top, there is a back arrow, a 'New GPT' title with a 'Draft' status, and two buttons: 'Create' and 'Configure'. Below these is a large dashed circle containing a plus sign. The form consists of several sections: 'Name' with a text input field containing 'Name your GPT'; 'Description' with a text input field containing 'Add a short description about what this GPT does'; 'Instructions' with a large text area containing 'What does this GPT do? How does it behave? What should it avoid doing?'; 'Conversation starters' with a text input field containing an 'x' icon; and 'Knowledge' with a text input field containing an 'Upload files' button. A small note below the instructions section reads: 'Conversations with your GPT can potentially include part or all of the instructions provided.' Another note below the knowledge section reads: 'Conversations with your GPT can potentially reveal part or all of the files uploaded.'

Agent Mode

Uses Logic to determine the step-by-step tasks

Browse the web

Create files for you

Title and property History Search

Shopping

Itinerary Maker with flights and hotel

Order Door Dash


Search your email

Create Spotify Playlists

Design eCommerce solutions

Create Spreadsheets





Work with GitHub
Analyze and understand your codebase

[View](#)

@GitHub what can I do with this repo?

The repository exposes a set of core functionalities centered around a lightweight, rule-based sentiment analysis engine built with **Python 3.12** and **FastAPI**. Its design provides both API and CLI interfaces for flexible use.

Core Features

- **Tokenization:** Unicode and emoji-aware, splitting text into analyzable units. [📖 README](#)

Featured Productivity Lifestyle














































- | | |
|---|---|
|  Adobe Acrobat
Edit and organize PDFs easily > |  Adobe Express
Design posts, flyers, and more > |
|  Adobe Photoshop
Edit, stylize, refine images > |  Agentforce Sales
Sales insights to close deals > |
|  Aha!
Connect to sync Aha! product roadmap... > |  Airtable
Add structured data to ChatGPT > |
|  AllTrails
Discover your next hike > |  Alpaca
Market data: stocks & crypto > |
|  Amplitude
Search and analyze analytics data > |  Apple Music
Build playlists and find music > |
|  Asana
Turn chats into actions > |  Atlassian Rovo
Manage Jira and Confluence fast > |
|  Azure Boards
Connect to sync Azure DevOps work ite... > |  Basecamp
Connect to sync Basecamp projects and... > |
|  BioRender
Science visuals on demand > |  Booking.com
Find hotels, homes and more > |

Exhibit #2

Setup Connectors



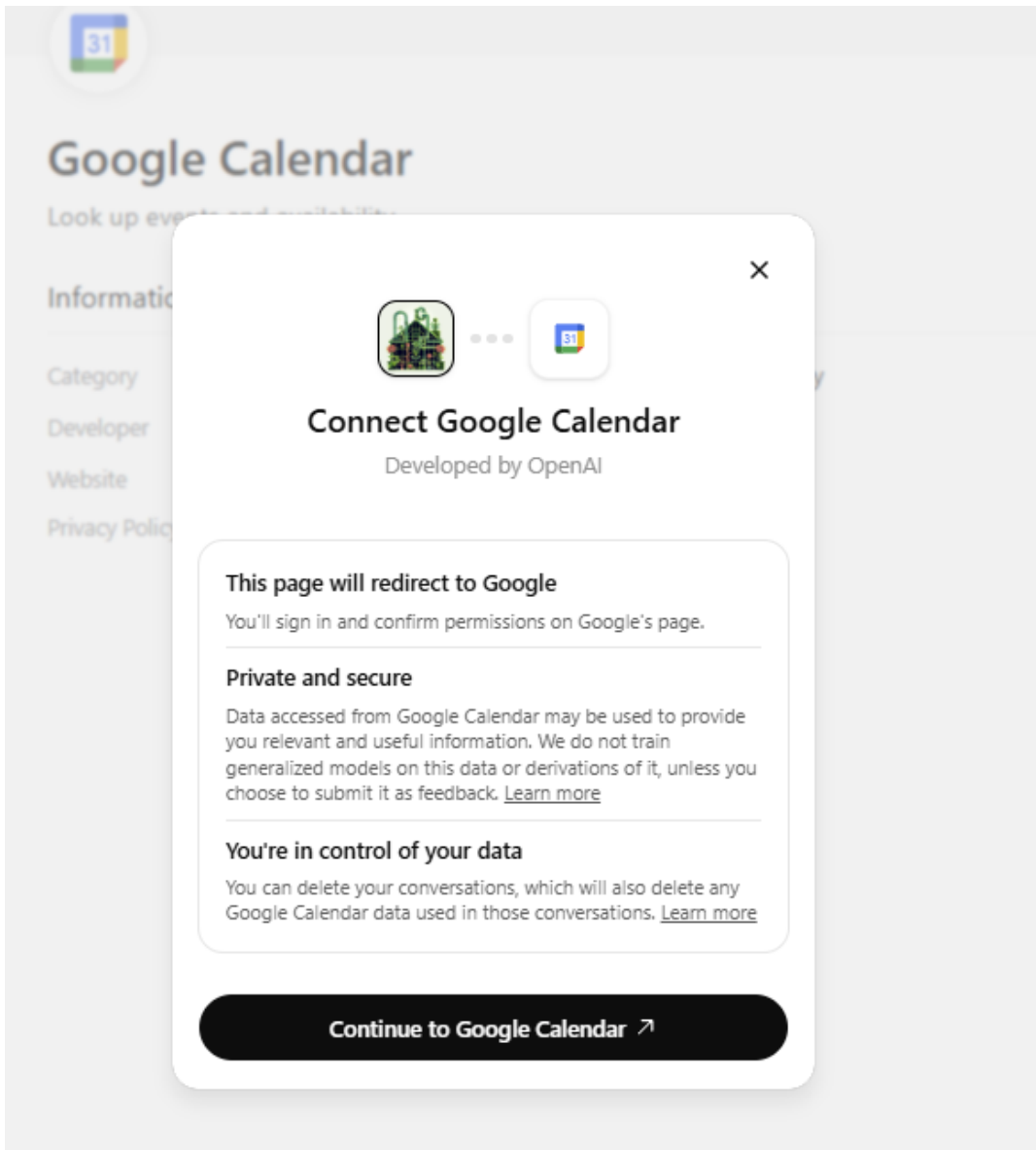
Setup Connectors

-  Notion
Search and reference your Notion pages >
-  Outlook Calendar
Look up events and availability >
-  Peloton
Discover Peloton workouts >
-  PitchBook
Faster workflows with market intelligence >
-  Ramp
Automate finance tasks >
-  Semrush
Site metrics and traffic data >
-  Slack
Look up chats and messages >
-  Spotify
Music and podcasts for you >
-  StubHub
Browse events and find tickets >
-  Teams
Look up chats and messages >
-  Thumbtack
Hire local pros >
-  Uber
Ride price and ETA estimates >
-  Vercel
Search docs and deploy apps >
-  Zillow
Buy, rent, and sell homes >
-  Zoho Desk
Connect to sync Zoho Desk tickets and ... >
-  OpenTable
Find restaurant reservations >
-  Outlook Email
Search and reference your Outlook email >
-  Pipedrive
Connect to sync Pipedrive deals and co... >
-  Quizzes
Create quizzes to test your knowledge >
-  Replit
Turn your ideas into real apps >
-  SharePoint
Search and pull from shared sites and O... >
-  Spaceship
Search domain availability >
-  Stripe
Payments and business tools >
-  Target
Style, decor, beauty, and more >
-  Teamwork.com
Connect to sync Teamwork projects and... >
-  Tripadvisor
Book top-rated hotels >
-  Uber Eats
Explore restaurants and dishes >
-  WeightWatchers
Ask for meal ideas, get GLP-1-friendly re... >
-  Zoho
Connect to sync Zoho CRM records and... >
-  Zoom
Smart meeting insights from Zoom >



Use Case 1

Act as my daily productivity assistant. Check my calendar for meetings today, my email inbox, and send me a brief of my priorities every day at 6am EST.



Use Case 1

Act as my daily productivity assistant. Check my calendar for meetings today, my email inbox, and send me a brief of my priorities every day at 6am EST.

Review daily priorities

Daily at 6 AM

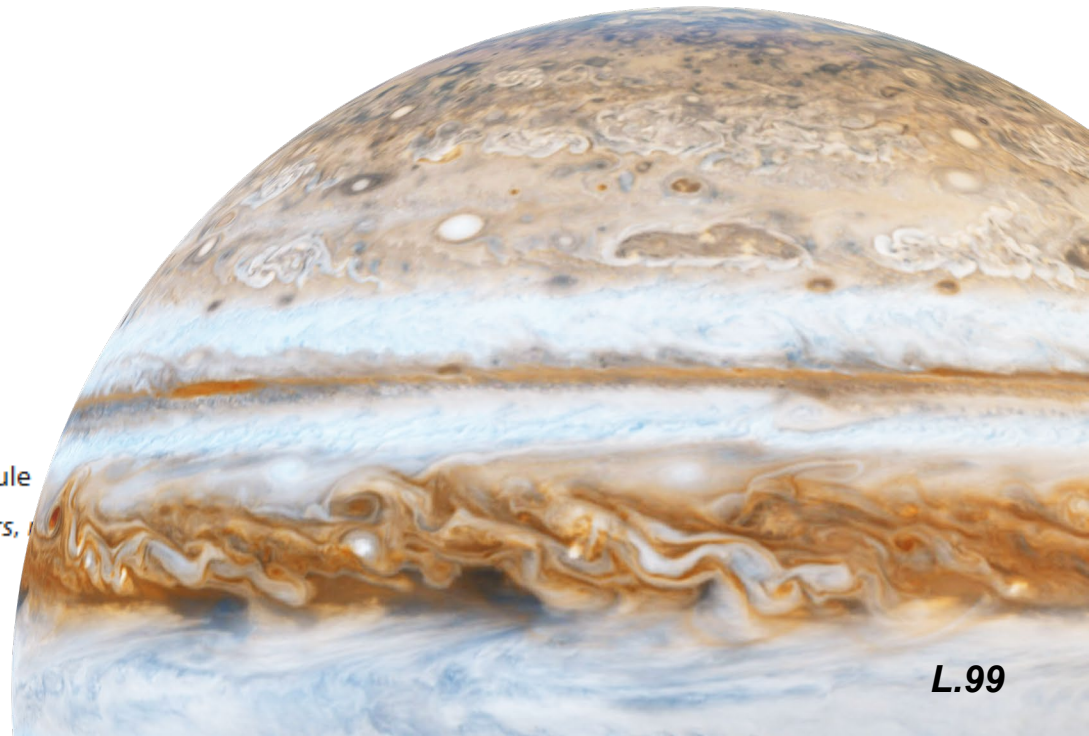
...

Locked in. 🚀

Every day at 6:00am Eastern, I'll do a full executive-style scan:

- Your calendar for today's meetings
- Your inbox for anything urgent or action-worthy
- A short, no-fluff priority brief telling you what actually matters today

Think of it as a daily stand-up with an assistant who doesn't ramble, doesn't forget, and doesn't schedule pointless meetings. If you want this sharper (e.g., *only flag emails from certain people, ignore newsletters, priorities aggressively*), say the word and I'll tune it.



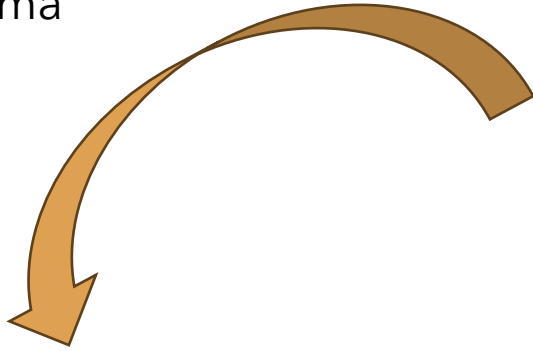
Connector: Figma

Exhibit #2

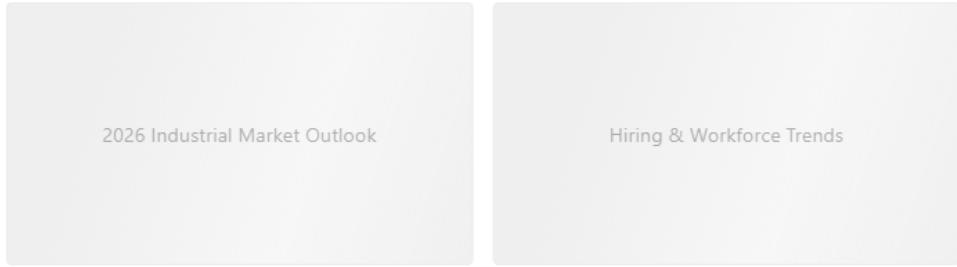
Use Case 2

Create a 10-slide presentation on 'Lancaster County Pa Industrial Market Trends for 2026'. Focus on hiring trends, supply and demand, transportation linkages, commerce trends impacting the space. Make it visually appealing with modern aesthetics, a blue and orange minimalist theme. Include two pages at the end about new construction projects on the horizon.

+ Figma

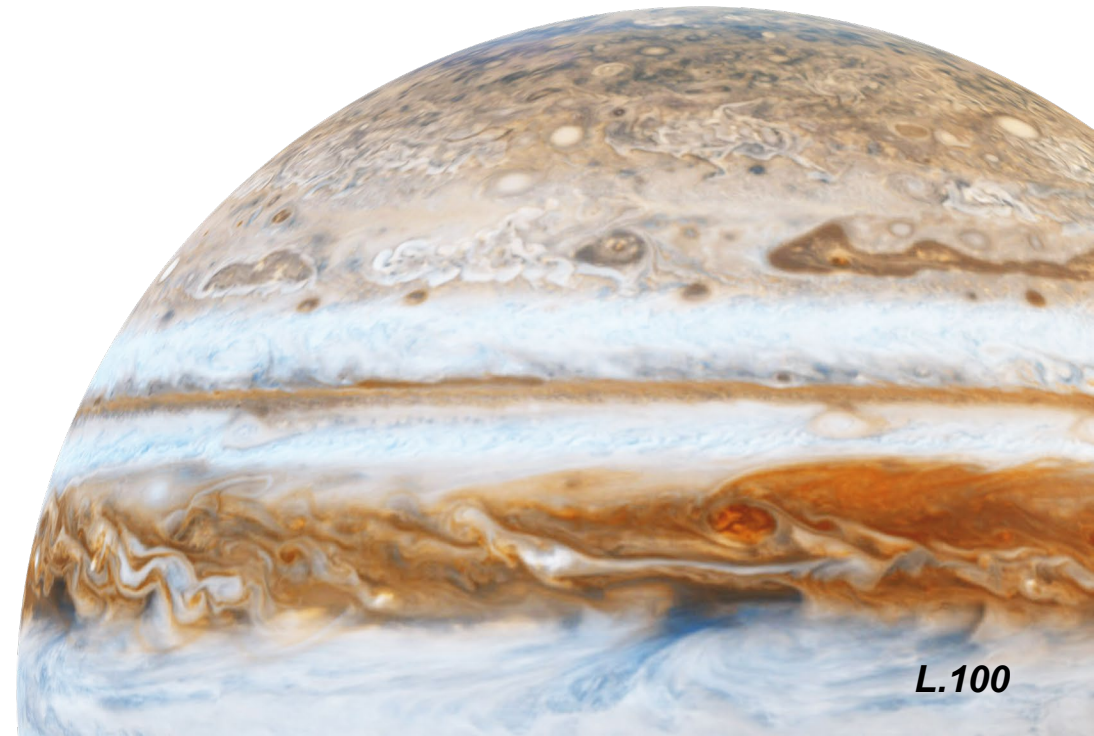
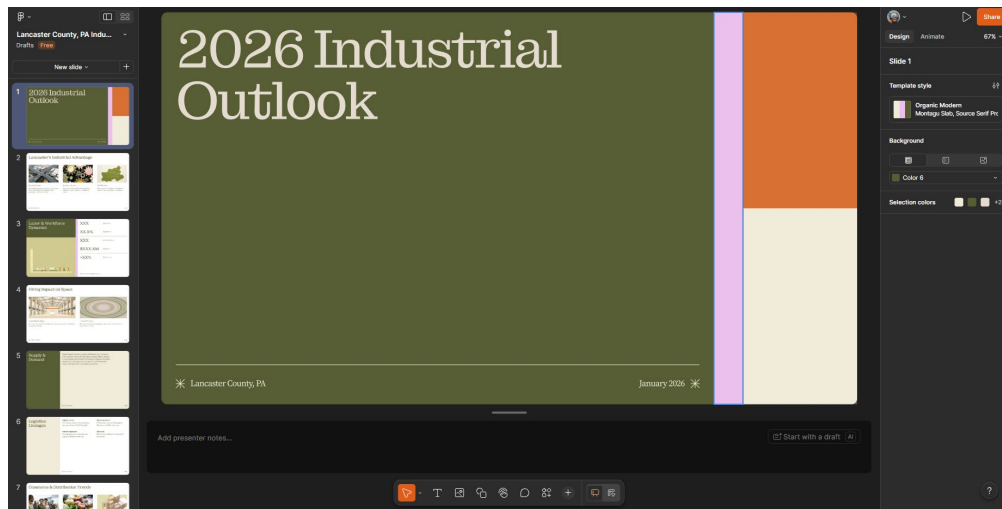


Figma

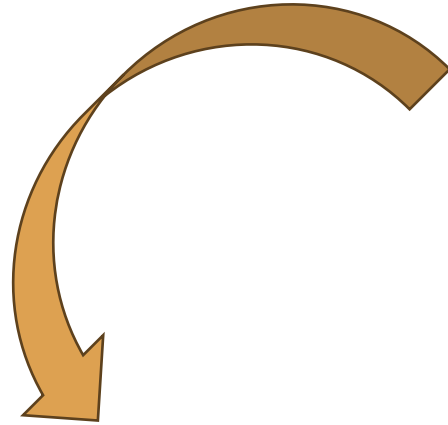


Figma Slides is building a deck...

Beta



Use Case 3



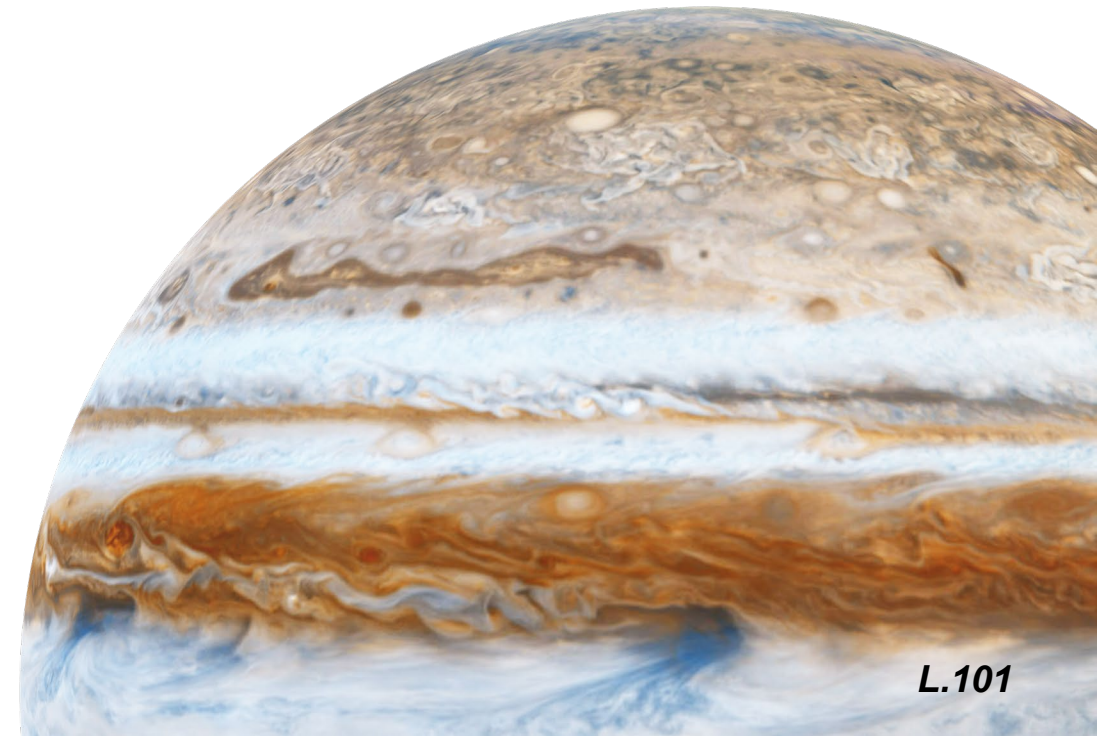
I need to stage a single unit 3 bedroom home for an upcoming open house. Help me organize a list of things I need to make this place bougie. The house is vacant and my budget is \$500.

+ Target

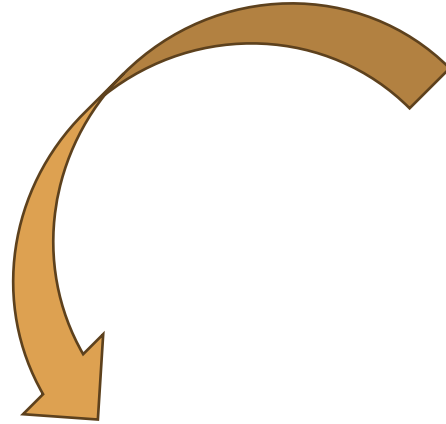
Target

Pickup Shipping

View all



Use Case 4



Plan a 5-day trip to Japan for under \$3000 for 2 people. I want a mix of cultural experiences and nature. Preferences: 3-star hotels, stationary stores, and shrines. Depart from Philadelphia to Tokyo on March 28, 2026, returning April, 2. Make me a spreadsheet of 3 different possible itineraries with a full break down of cost and everything.

+  Expedia



Japan Trip Options — 5 Days (Mar 28–Apr 2, 2026) • Budget Target: <\$3,000 for 2

At-a-glance comparison (totals linked from each itinerary tab)

Itinerary	Total Cost	Culture Focus	Nature Focus	Best For / Notes
A) Tokyo + Nikko	\$2,920	High	Medium-High	Balanced + easiest logistics; best shrine/nature day trip
B) Tokyo + Hakone	\$2,975	High	High	Fuji/Hakone loop + Tokyo culture; biggest 'wow' nature day
C) Tokyo + Kyoto (Budget)	\$2,956	Very High	Medium	Max shrines/temples; long bus rides to keep costs down

Stationery store hits (quick list)

Tokyo: Itoya (Ginza), Hands (Shinjuku), Loft (Shibuya/Ginza), Traveler's Factory (Nakameguro), Kakimori (Kuramae), Ozu Washi (Nihonbashi), MUJI Ginza • Kyoto: TAG Stationery, Teramachi shopping streets paper shops

Reality check (how to keep it under \$3k)

These totals assume 'deal-level' airfare and 3-star business hotels. Change Flight cost per person + Hotel nightly rate on each itinerary tab to match real quotes; the sheet will instantly show if you're over/under.



Use Case 5

Agent Mode Prompt — Zillow Tools for Perkiomen/Exeter Market (Berks PA)

You are Zillow Agent Mode with access to the Zillow real estate tools. Provide market data and property lists strictly around the **Perkiomen Avenue / Route 422 / Exeter Commons area in Berks County, PA (Reading / Exeter Township)**. Do not include anything outside a 5-mile radius of the Exeter Commons / Perkiomen Avenue corridor.

Task 1 — Define the local market area.

Identify the primary zip codes and neighborhoods in the immediate Exeter/Reading market near Perkiomen Avenue / Route 422 (for example 19606 reading, Exeter Township areas).

For each area, provide the latest median home sale price, median rent, and count of listings (for sale + for rent), based on Zillow data. Keep this high-level summary objective and numeric (no qualitative neighborhood labels).

Task 2 — For-Sale Search near Perkiomen/Exeter corridor.

Run a Zillow property search for **single-family homes, condos, and townhomes** within **5 miles** of the Perkiomen Avenue / Exeter Commons intersection.

Filters:

- Minimum 2 bedrooms,
- Minimum 1.5 bathrooms,
- Price range up to \$450,000 (or adjust to best capture local market midrange),
- Exclude manufactured homes (unless explicitly indexed by Zillow),
- Sort by *closest to the Exeter Commons retail core* (centered on 4599 Perkiomen Ave, Exeter, PA 19606).

Return the **top 15 active listings** with:

- Address, price, beds/baths, sqft,
- Days on market,
- Zillow's estimated value (Zestimate),
- A one-sentence appraisal-oriented rationale (e.g., size vs. price vs. proximity to Perkiomen Ave retail, transport corridors, typical local traffic counts).

Task 3 — Rental Search near Perkiomen/Exeter corridor.

Parallel Zillow rental search within **5 miles**.

Filters:

- 2+ bedrooms,
- Max rent \$2,000/month,
- All housing types (apartment, house, townhouse).

Return the **top 10 rentals** with:

- Address, monthly rent, beds/baths, and Zillow rent estimate,
- Proximity ranking to the Exeter Commons / Perkiomen corridor.

Task 4 — Comparative Market Context.

For both for-sale and rental results, compute and present:

- Median list price (sale),
- Median rent,
- Price per square foot,
- Rent per square foot,
- Estimated cap rate (if possible from Zillow rent vs. sale), assuming market rents approximate rent estimates and 1% rule as a rough performance metric.

Rank each list from most affordable to least, and highlight any outliers.

Task 5 — Brief summary table.

Produce a concise **table summarizing**:

Neighborhood | Median Sale Price | Median Rent | Inventory Count | Days on Market Average.

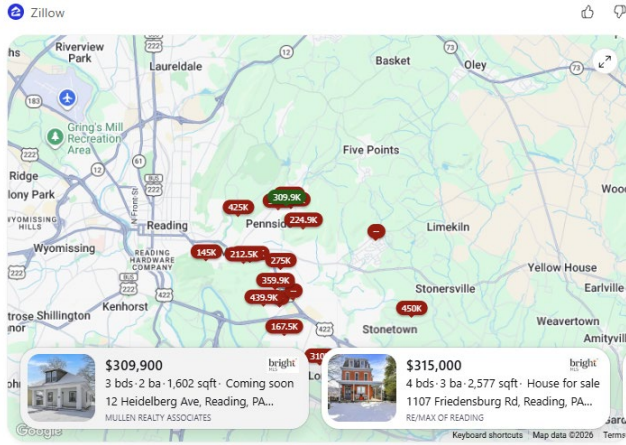
Compliance constraints.

- Do not use or infer demographic, income, school quality, crime statistics.
- Present only objective market data and pricing metrics.

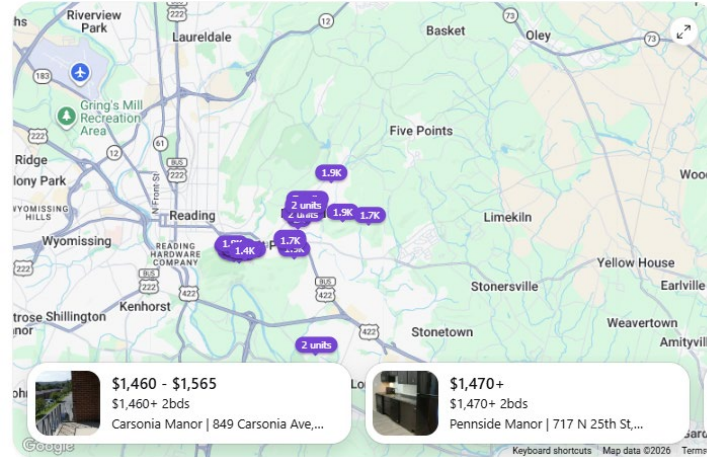


Use Case 5

Single Unit Sales



Rents



Use Case 6

I want you to generate me a 3000-piece bulk pack for getting started with Lego building the Taipei 101 Skyscraper. The bulk pack you generate must be saved to a CSV file with the following columns: - Part ID - Part name - Amount Use the official part IDs and names so that when I upload the CSV to bricklink, I can place an order with a single click.



Use Case 6

Part ID	Part name	Amount
3004	Brick 1 x 2	650
3005	Brick 1 x 1	350
3023	Plate 1 x 2	450
3024	Plate 1 x 1	300
3003	Brick 2 x 2	200
3001	Brick 2 x 4	150
11211	Brick, Modified 1 x 2 with Studs on 1 Side	120
87087	Brick, Modified 1 x 1 with Stud on Side	80
99206	Plate, Modified 2 x 2 x 2/3 with 2 Studs on Side	120
3069	Tile 1 x 2	100
3070	Tile 1 x 1	100
2431	Tile 1 x 4	80
11212	Plate 3 x 3	70
85984	Slope 30 1 x 2 x 2/3	50
3039	Slope 45 2 x 2	50
3021	Plate 2 x 3	100
3002	Brick 2 x 3	30



Exercise 4

Set Agent Mode to a Task

Goal: Create a reusable table of Market Data


1. Edit the Mega Prompt for your market 
2. Use Agent Mode to build a summary spreadsheet
3. Watch the agent's active searching and practice sliding the timeline viewer
4. Download Spreadsheet
5. Verify accuracy

Exhibit #2

Pull the latest available market data from authoritative public sources (for example: U.S. Census Bureau, Bureau of Labor Statistics, HUD, and/or local MLS where permitted) on housing “demand pressure” and “supply capacity” indicators at a geography appropriate for appraisal analysis **(state, MSA, county, or city)**.

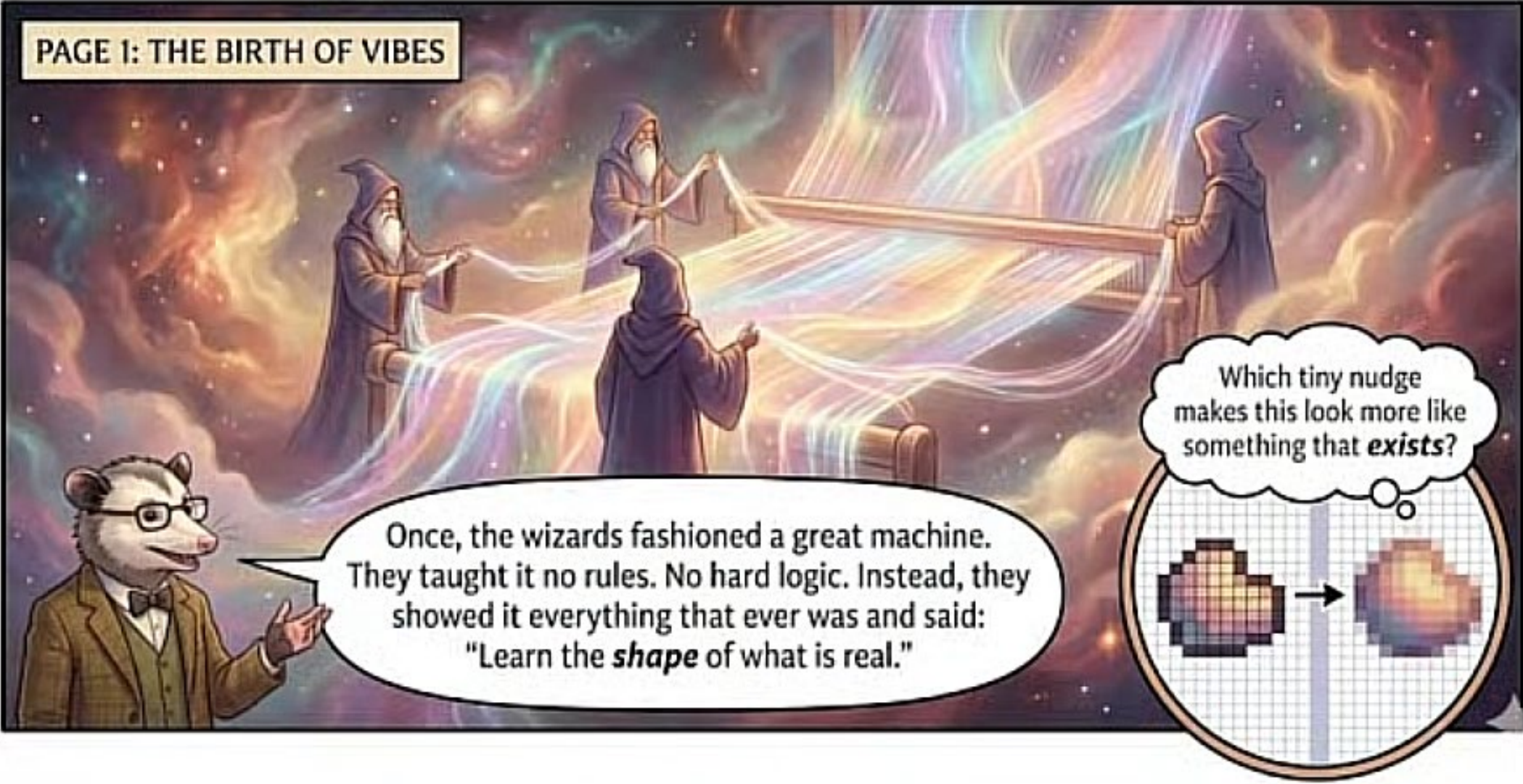
Create a spreadsheet with two tabs: one for owner-occupied residential (for-sale) and one for rental housing.

Each tab includes geography name, an absorption/turnover proxy (for-sale: months of supply or sales-to-active ratio; rental: vacancy rate or occupancy proxy), inventory/supply count (active listings or total units), demand proxy (closed sales volume or renter household growth), a price/rent level (median sale price or median asking rent), and the data year/period of reporting.

Add a summary tab highlighting the geographies with the most strained and most favorable market conditions, sorted accordingly (for-sale: lowest to highest months of supply; rental: lowest to highest vacancy rate).

Ensure consistent geography naming across tabs **(standardized county/MSA naming conventions)** and document the source and reporting period for each metric.

VIBE CODING

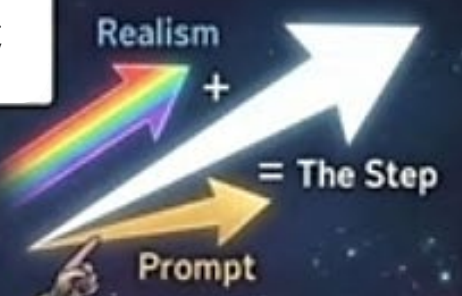


The learned data manifold - the space of images that is understood.



Obey the prompt! Prompt fidelity and adherence = conditioning

At first, they just added the forces together. Realism * Prompt. Simple. Elegant. And as it turns out....very dangerous.



Here's the problem: the prompt force is blind. It doesn't know where the manifold is. It just points toward "Semantic Satisfaction" - where the words are happy.



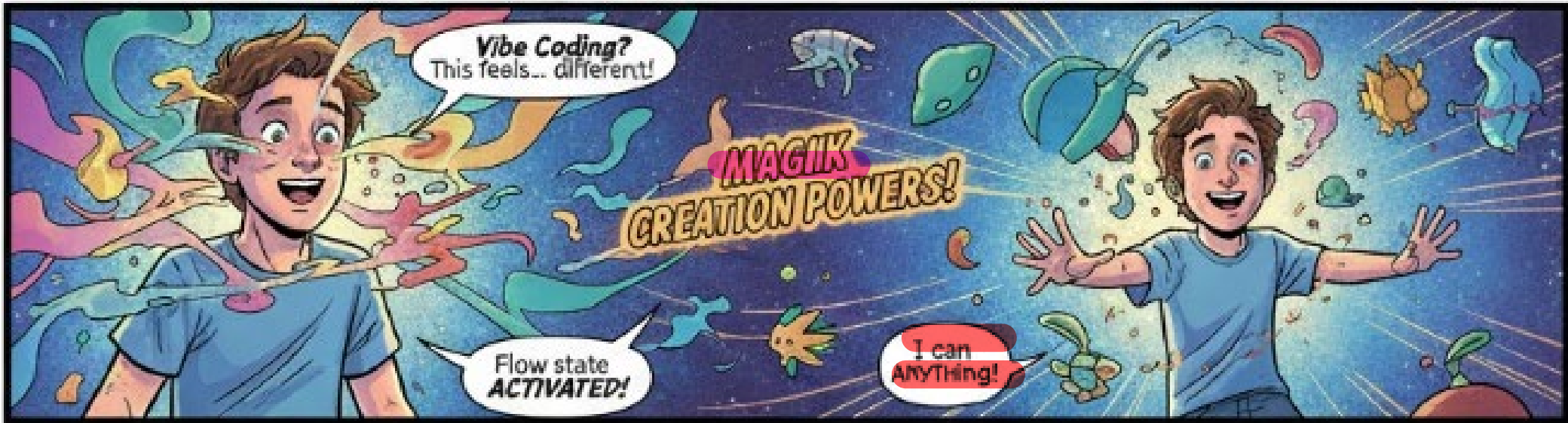
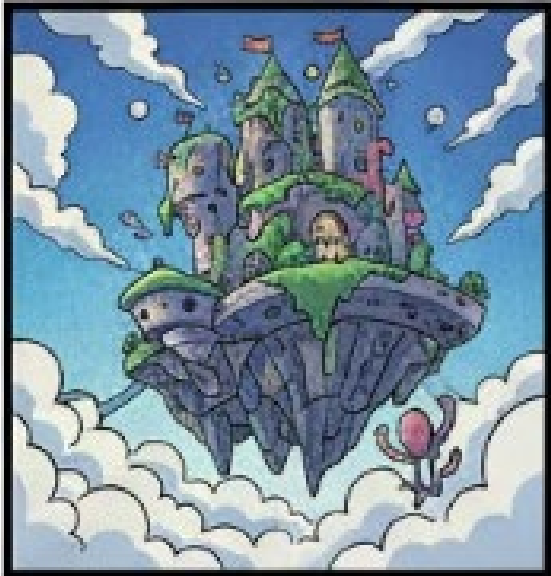
Sometimes that direction aligns with realism. Sometimes it cuts right across it. When that happens, the machine takes a step that lands slightly **off-manifold**

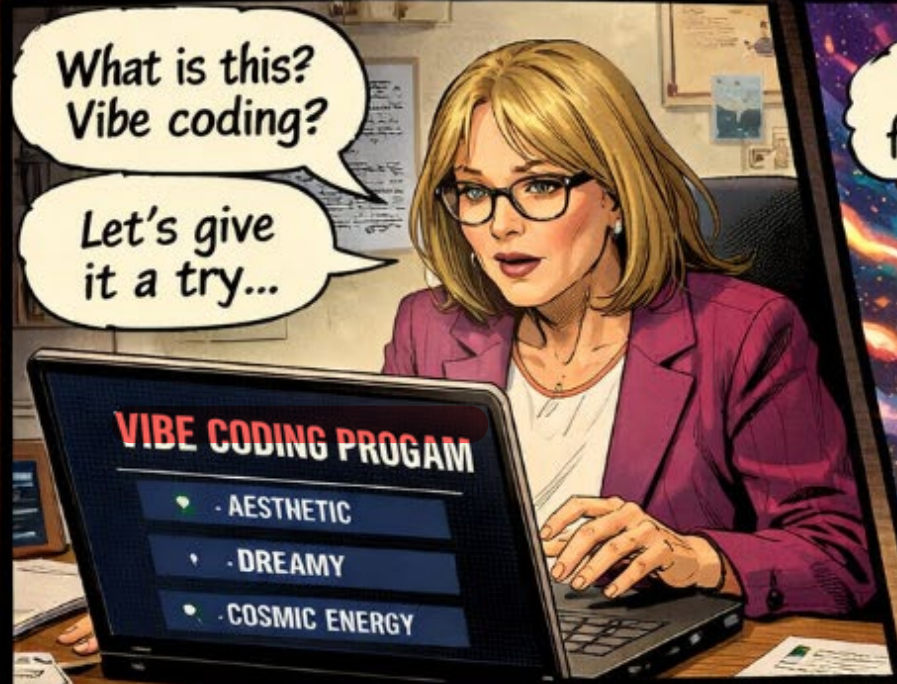


One step doesn't matter. The model is smart; it can still see the road from here. It still thinks it can recover.



Semantic Satisfaction....a, b and mostly c.





VIBE CODING

Build software by explaining what you want

Exhibit #2

WHAT IS VIBE CODING?

Vibe coding is a way to build apps, tools, and workflows using clear language instead of code.

- 🎯 • The goal
- 👤 • The user
- ✅ • The outcome

The system handles the technical build.
If you can explain it, you can create it.



WHY VIBE CODING MATTERS

TRADITIONAL CODING REQUIRES:



- Learning languages
- Writing exact syntax
- Debugging errors
- Long build timelines

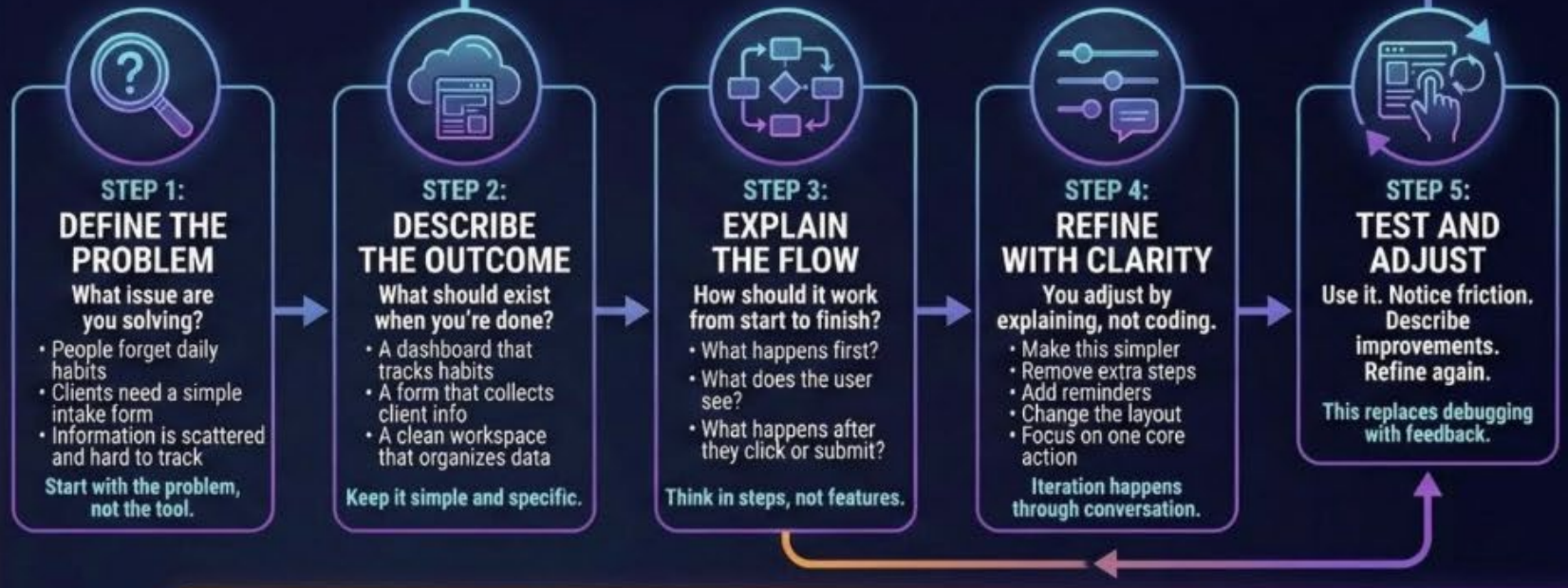
VIBE CODING REPLACES ALL OF THAT WITH:



- Plain language
- Step-by-step refinement
- Faster builds
- Lower learning curve

It shifts power from technical skill to clear thinking.

THE VIBE CODING PROCESS (STEP BY STEP)



WHAT YOU CAN BUILD WITH VIBE CODING

- 📅 • Habit trackers
- 📊 • Budgeting tools
- 📈 • Coaching dashboards
- 📝 • Client intake systems
- 🎓 • Learning hubs
- 📱 • Simple apps that solve one problem
- 💰 • Micro-tools you can monetize

Most successful builds start small and focused.

WHO VIBE CODING IS FOR

- 💡 • Creators
- 📋 • Coaches
- 🚀 • Entrepreneurs
- 🍎 • Educators
- 💼 • Professionals with ideas but no coding background

Vibe coding is about thinking clearly, not being technical.

THE BIG SHIFT



- You need to learn how to:
- 📢 • Think clearly
 - 📝 • Describe outcomes
 - ✏️ • Refine ideas
 - 🌟 • Focus on usefulness

That's the new skill.



You are the designer/builder



Planning is 90% of the work



Use Nano to Create the vibe/palette



Stack your tools

References: Documents, Images,
Workbooks
Prompt Optimization
Chat Functional Design



Begin Building and Iteration

Preparation

https://lovable.ai

Exhibit #2



Chandra's Lovable

- Home
- Search Ctrl+K
- Projects
 - Recent
 - All projects
 - Starred
 - Shared with me
- Resources
 - Discover
 - Templates
 - Learn

Your 2,025 Lovable Vibes are here →

What's on your mind, Chandra?

Ask Lovable to create a landing page for my...

+ Attach Theme ▾

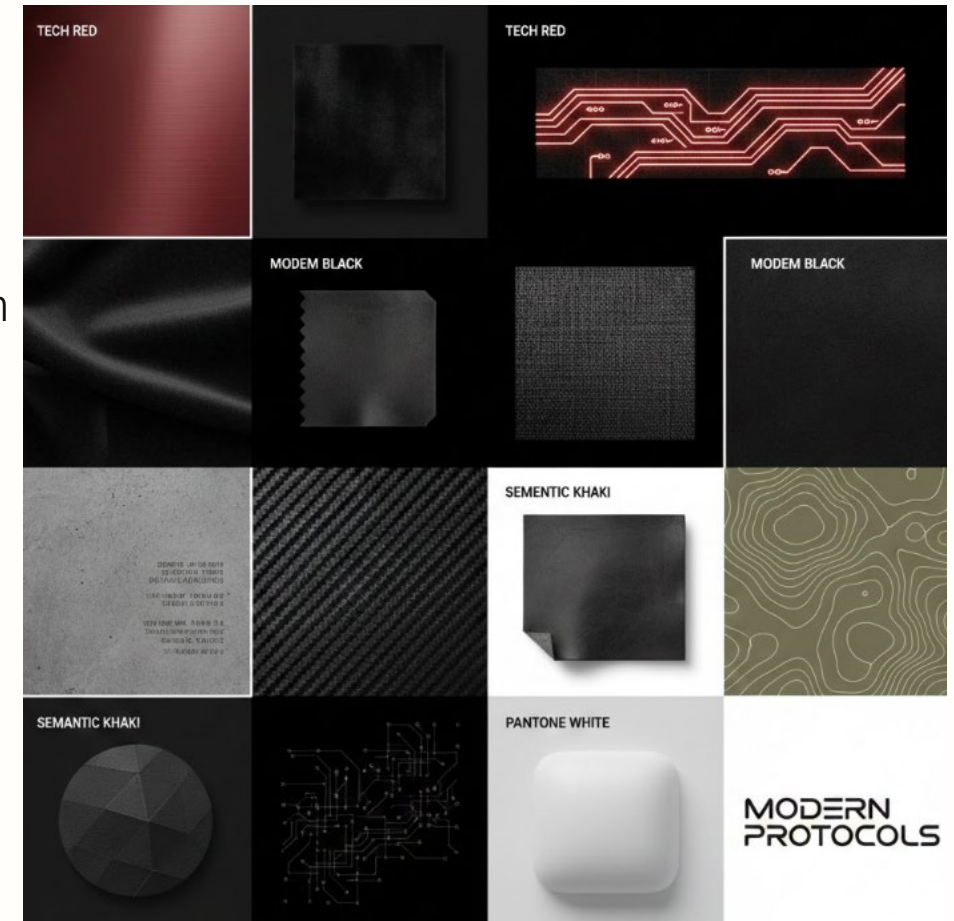
Chat  

Exercise 5

Create a functional website to solve a problem:

Goal: Create a live dynamic reusable business tool

1. create a monochromatic mood board, font and vibe palette based on tech red, modem black, semantic khaki, and pantone white.
2. Describe Problem – What are you solving?
3. Add Functionality
4. Describe User experience – Professional, Gamified, Steampunk etc.
5. Cook it

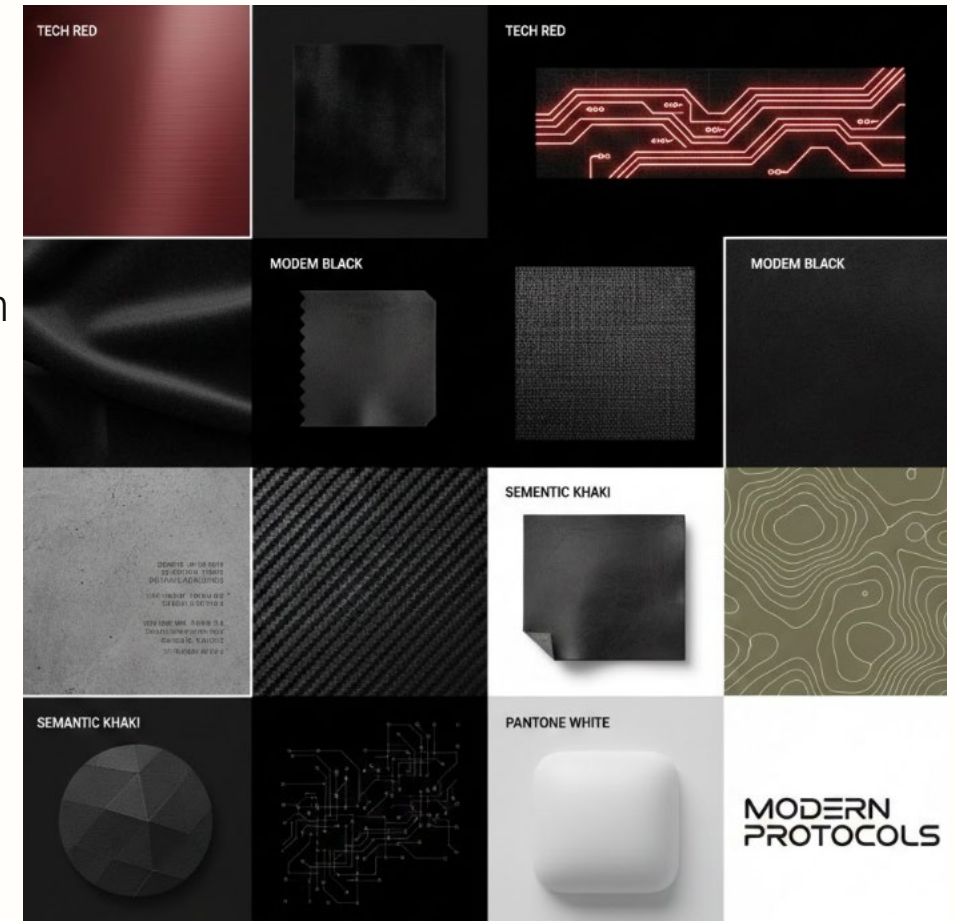


Exercise 5

Create a functional website to solve a problem:

Goal: Create a live dynamic reusable business tool

1. create a monochromatic mood board, font and vibe palette based on tech red, modem black, semantic khaki, and pantone white.
2. Describe Problem – What are you solving?
3. Add Functionality
4. Describe User experience – Professional, Gamified, Steampunk etc.
5. Cook it



create a monochromatic mood board and vibe palette based on tech red, modem black, semantic khaki, and pantone white.

Exercise 5

Create a functional website to solve a problem:

Goal: Create a live dynamic reusable business tool

1. create a monochromatic mood board, font and vibe palette based on tech red, modem black, semantic khaki, and pantone white.
2. Describe Problem – What are you solving?
3. Add Functionality
4. Describe User experience – Professional, Gamified, Steampunk etc.
5. Cook it
6. Continue iterating until done. Publish



I am trying to solve the problem of needing a consistent list of phrases and expressions for my forms. I have stacked of narrative blurbs in a word doc, but when i work on the forms I dont have those word blocks on hand to answer the questions fully. I need a drop down list of the report section Im working on and clipable text box to copy blurbs and add them to my report. This will be an ongoing list of sections and phrases that I will need to add to as new sitations arise. The user experienc is crisp and professional. Similar to the envoronment of a microsoft office suite product, only branded ina vibe to match the attached moodboard.

Show less



☰ Search the archives... All Sections ▾ ⚙ By... ▾ + Add Phrase

ASSIGNMENT INFORMATION

Scope of Work: For this report the property is a legal conforming use. The type of site visit includes both interior and exterior observations with measurements. The rights being valued are a fee simple position. One approach is omitted, as the subject property is residential use and there is no income.

SITE

The Google Street view in the upper left position above shows the subject's position along [Address]. The Topographical map in the upper right position show the subject and the gray lines of a primary transportation route. The aerial view in the lower left shows the subject red marker along [Address]. The lower right image shows the subject's Flood map position. Zone X represents areas with minimal flood risk, either outside the 500-year floodplain (unshaded) or within the 500-year floodplain with a 0.2% annual chance of flooding.

SKETCH

The provided Subject Sketches are from provided plans and onsite measurements. The subject improvements consist of one building. There is a partially finished basement.

☰ ☰

Thank you!

Exhibit #2



Dashboards

1. Learning AI: <https://synth-step-journey.lovable.app>
2. AI Readiness: <https://ai-ready-dash.lovable.app>
3. The Regression Lab: <https://theregressionlab.lovable.app>
4. Full Website: <https://redroseappraisals.lovable.app>



March 10, 2026

JOANN APOSTOL
ROCKY MOUNTAIN APPRAISER ASSOCIATION
14695 GARDEN RD
GOLDEN CO 80401-1452

RE: Nebraska Application for Approval

Dear JoAnn Apostol,

The Nebraska Real Property Appraiser Board ("Board") has received the Application for Approval as a Continuing Education Activity ("Application") of the following activity:

- *Advanced Artificial Intelligence and its Applications in Real Estate* for 3.00 hours for continuing education

In accordance with 298 NAC Chapter 6, § 003.01A, Any continuing education activity must contribute to a credential holder's development or real property appraiser related skill, knowledge, and competency.

Upon review of the student and instructor material, it is unclear if this continuing education activity contributes to a credential holder's development of real property appraiser related skill, knowledge, and competency in any one or more of the subjects identified in accordance with 298 NAC Chapter 6, § 003.01A.

The Application will be put in front of the Board for consideration at its next scheduled meeting on March 19, 2026. You will receive another letter informing you of the Board's decision after the meeting occurs.

In the meantime, please feel free to contact me with any questions or concerns at 402-471-9015.

Sincerely,



Kashinda Sims
Education Program Manager



Advanced Artificial Intelligence & Its Applications in Real Estate Appraisal

Duration: 3.5 hours (210 minutes)

COURSE SUMMARY

This advanced workshop is designed for real estate appraisers and focuses on applying modern “frontier” AI tools to support appraisal practice—including developing and supporting an opinion of value, navigating the appraisal process, and improving repeatability and documentation. Participants learn advanced prompting methods, bias/ethics controls, and tool configurations that map to appraisal workflow tasks such as market analysis summaries, comparable selection support, adjustment rationale support, regression/DCF assistance, and drafting appraisal-report narrative sections—while preserving confidentiality and professional judgment.

LEARNING OUTCOMES

- Apply advanced prompt structures to produce appraisal outputs (market summaries, comp screening tables, adjustment support notes, draft narrative sections).
- Implement privacy, disclosure, and verification habits that protect confidential information and reduce model error in appraisal contexts.
- Identify and mitigate algorithmic bias risks when summarizing neighborhoods/markets and describing property characteristics.
- Build repeatable appraisal assistants (CustomGPT / notebook knowledge bases) to standardize research, documentation, and report-writing support.

TIMELINE (210 MINUTES)

0–10 (10m)	Appraisal-first framing + course goals <i>Scope + limits; workflow guardrails</i>
10–30 (20m)	Appraisal workflow use cases (advanced) <i>Market summary; comp screen; income/narrative support</i>
30–55 (25m)	Bias, ethics, and compliant language control <i>Bias controls; compliant language; document limits</i>
55–85 (30m)	Advanced prompting for appraisal tasks (hands-on) <i>Voice/dictation; style control; prompt ladder</i>
85–120 (35m)	Exercise: research notebook as an appraisal workflow aid <i>Notebook research; sources; citeable workflow summary</i>
120–165 (45m)	Exercise: build an “Appraisal Assistant” (CustomGPT) for repeatable analysis <i>Define role; add knowledge; test; outputs + limitations</i>
165–200 (35m)	Agent workflows + automation patterns (appraisal-specific) <i>Tables/checklists; market sheets; QC prompts</i>
200–210 (10m)	Wrap-up: implementation plan <i>Workflow + workflow checklist; next steps</i>



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

109th Legislature (2nd Regular Session) Bills of NRPAB Interest as of March 10, 2026	
Bill:	LB29
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:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=59121&docnum=LB29&leg=109
Notes:	Provisions/portions of LB29 amended into LB660 by AM1008 .
Bill:	LB221
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:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=59531&docnum=LB221&leg=109
Notes:	

Bill:	LB224
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:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=59595&docnum=LB224&leg=109
Notes:	
Bill:	LB233
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:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=58948&docnum=LB233&leg=109
Notes:	
Bill:	LB366
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:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=59007&docnum=LB366&leg=109
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:	LB403
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:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=59524&docnum=LB403&leg=109
Notes:	
Bill:	LB433
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:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=58983&docnum=LB433&leg=109
Notes:	

Bill:	LB472
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:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=59549&docnum=LB472&leg=109
Notes:	
Bill:	LB565
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>AM239 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:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=59607&docnum=LB565&leg=109
Notes:	

Bill:	LB634
Title:	Adopt the Legislative Sunset Review Act and eliminate the Legislature's Planning Committee (Executive Board Priority Bill)
Status:	February 18, 2026 - Executive Board priority 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:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=58758&docnum=LB634&leg=109
Notes:	LB634 is an Executive Board priority bill. MO451-MO457 are various floor motions on February 20, 2026 that include recommitting this bill to the Executive Committee, indefinitely postponing, or bracketing until April 17, 2026.
Bill:	LB664
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 LB664 amended into LB660 by AM1008 .
Legislature Information and Status:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=59579&docnum=LB664&leg=109
Notes:	
Bill:	LB772
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:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=62842
Notes:	

Bill:	LB776
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:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=62843
Notes:	
Bill:	LB799
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:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=62795&docnum=LB799&leg=109
Notes:	
Bill:	LB800
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:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=62789
Notes:	

Bill:	LB801
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:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=62790
Notes:	
Bill:	LB878
Title:	Require paid maternity leave for state employees
Status:	March 3, 2026 - Placed on General File
Summary:	LB878 defines maternity leave and provides eligibility for qualified state employees. FA462 strikes Section 1 (filed).
Legislature Information and Status:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=63092
Notes:	Senator Priority Bill.
Bill:	LB898
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:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=62831
Notes:	

Bill:	LB919
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:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=63022
Notes:	
Bill:	LB973
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:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=63205
Notes:	
Bill:	LB1048
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 12, 2026 - Placed on General File with AM1957
Summary:	LB1048 would change or eliminate reporting requirements for certain government agencies and change requirements for the state executive budget. AM1957 – AM1957 strikes original Section 23; moves “and” from line 11 to lines 14-15 on page 38; and on page 47 strikes the new matter in lines 29 through 31 and adds language pertaining to inmate and parolee reporting requirements for the Department of Corrections.
Legislature Information and Status:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=62865
Notes:	The only effect on the Board is reduced reporting in the Biennial Budget submission. LB1048 was identified as a Speaker Priority Bill on February 20, 2026.

Bill:	LB1049
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:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=63544&docnum=LB1049&leg=109
Notes:	
Bill:	LB1071
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:	March 6, 2026 - Placed on General File with AM2162
Summary:	LB1071 is the mainline appropriations and capital construction bill for the biennium that ends on June 30, 2027.
Legislature Information and Status:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=62648
Notes:	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 was approved in the Appropriation Committee’s Preliminary Determination. The Department of Administrative Services indicated that the projected increase for FY2026-27 is now 6%; as such, the approved amount for FY2026-27 was reduced to \$4,282.00 in AM2162 placed on General File.

Bill:	LB1072
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:	March 6, 2026 - Placed on General File with AM2165
Summary:	LB1072 provides for fund transfers, changes provisions governing the administration and the use of funds.
Legislature Information and Status:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=62666
Notes:	<p>LB1072 includes a \$100,000.00 cash fund transfer out of the Appraisal Management Company Fund.</p> <p>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.</p> <p>A \$100,000.00 cash fund transfer out of the Appraisal Management Company Fund was included in AM2165 placed on General File.</p>
Bill:	LB1081
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:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=62587
Notes:	
Bill:	LB1134
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:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=63308
Notes:	

Bill:	LB1145
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:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=63724
Notes:	
Bill:	LB1147
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:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=63011
Notes:	
Bill:	LB1227
Title:	Change provisions relating to local energy codes and local electrical codes
Status:	February 10, 2026 – Notice of Hearing before the Urban Affairs 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:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=63656
Notes:	



Guidance Document 26-01

Proposed March 19, 2026

This guidance document is advisory in nature but is binding on the Nebraska Real Property Appraiser Board (“Board”) until amended or repealed by the Board. A guidance document does not include internal procedural documents that only affect the internal operations of the Board and does not impose additional requirements or penalties on regulated parties or include confidential information or rules and regulations made in accordance with the Administrative Procedure Act. If you believe that this guidance document imposes additional requirements or penalties on regulated parties, you may request a review of the document (Neb. Rev. Stat. § 84-901.03 (2)).

SUBJECT: Consideration of Disciplinary Action Imposed Against an Appraisal Management Company by Another Appraiser Regulator Agency

LEGAL REFERENCE: Neb. Rev. Stat. § 76-3203(3),(6) (Laws 2018, LB17, § 4); Neb. Rev. Stat. § 76-3207(1) (Laws 2025, LB139, § 2); Neb. Rev. Stat. § 76-3216(4) (Laws 2025, LB139, § 3)

SUMMARY OF ACTION

BACKGROUND

The appraisal management company (“AMC”) renewal laws and regulations of an appraiser regulatory agency in another jurisdiction (“Subject Appraiser Regulatory Agency”) require that AMC registrations be issued for a two-year period. However, the laws and regulations also require that an AMC pay the ASC AMC Registry Fee annually. This places an undue burden on the AMC to pay the AMC Registry Fee at the end of the first year of the two-year registration period. It is the practice of the Subject Appraiser Regulatory Agency to take disciplinary action against any AMC that fails to timely submit the AMC annual report and pay the AMC Registry Fee. The Subject Appraiser Regulatory Agency also reports this disciplinary action to the Appraisal Subcommittee as required in ASC Policy Statement #9 but may not be adequately informing the AMC of the disciplinary action taken against it (e.g., issuing a Uniform Disciplinary Citation). This practice by the Subject Appraiser Regulatory Agency creates confusion for an AMC as to how this disciplinary action must be reported to appraiser regulatory agencies in other jurisdictions. Many AMCs incorrectly report, or fail to report, this disciplinary action, which often leads to additional actions by an appraiser regulatory agency.

Guidance Document 20-01 was adopted on October 15, 2020 to address a similar issue. The appraiser credential renewal laws and regulations of an appraiser regulatory agency in another jurisdiction require that credentials be issued for a two-year period. However, the laws and regulations also require that a credential holder pay appraiser credentialing fees annually. This places an undue burden on a credential holder to pay the annual credentialing fee at the end of the first year of the two-year credentialing period. Disciplinary action is taken against any credential holder who fails to pay the annual renewal fee in a timely manner, which is also reported to the Appraisal Subcommittee as required in ASC Policy Statement #3. The appraiser regulatory agency may not be adequately informing a credential holder of the disciplinary action taken against him or her. The Appraisal Foundation addressed this issue in the Real Property Appraiser Qualifications Criteria effective on January 1, 2020 ("2020 Criteria"). On page 13 of the 2020 Criteria, The Appraisal Foundation added a new interpretation that applies to the eligibility of supervisory appraisers who have received disciplinary sanctions for "administrative" reasons, as opposed to sanctions that were "practice-based." Specifically, sanctions imposed as a result of administrative actions not related to an individual's obligations of ethical and competent appraisal practice do not disqualify a credential holder from being a supervisory appraiser. According to the 2020 Criteria, examples may involve isolated administrative responsibilities including late payment of fees, failure to timely renew a credential, or failure to notify a regulatory office of a change in contact information. The interpretation is found on page 17 in the Real Property Appraiser Qualifications Criteria effective on January 1, 2026. Although this language does not apply to AMCs, the foundation for such action was established.

ANALYSIS

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 not only ensure that the citizens of Nebraska are protected and served, but also that the appraisal business community is highly qualified through education, experience, and examination. Furthermore, it is the Board's intent that its Enforcement Program is educational in nature when possible. The language in the Appraisal Management Company Registration Act allows the Board to carry out its mission, and specific language pertains to qualifications for AMCs, or reasons for the Board to take disciplinary action, as related to applicants and registration holders.

In accordance with Neb. Rev. Stat. § 76-3203(3), a registration shall be issued only to persons who, meet the requirements for issuance of a registration; have a good reputation for honesty, trustworthiness, integrity, and competence to perform appraisal management services in such manner as to safeguard the interest of the public as determined by the board; and have not had a final civil or criminal judgment entered against them for fraud, dishonesty, breach of trust, or misrepresentation involving real estate, financial services, or appraisal management services within a five-year period immediately preceding the date of application. Per N.R.S. § 76-3203(6), "The renewal of a registration includes the same requirements found in subsections (1) through (5) of this section. An application for renewal of a registration shall be furnished to the board no later than sixty days prior to the date of expiration of the registration."

Per N.R.S. § 76-3207(1), “An appraisal management company shall not: (a) In whole or in part, directly or indirectly, be owned by any person who has had a real property appraiser credential or equivalent refused, denied, canceled, or revoked or who has surrendered a real property appraiser credential or equivalent in lieu of revocation in any jurisdiction for a substantive cause as determined by the board; and (b) Be more than ten percent owned by a person who is not of good moral character, which for purposes of this section shall require that such person has not been convicted of, or entered a plea of nolo contendere to, a felony relating to the real property appraisal practice or any crime involving fraud, misrepresentation, or moral turpitude or failed to submit to a criminal history record check through the Nebraska State Patrol and the Federal Bureau of Investigation.”

N.R.S. § 76-3216(4) states, “To the extent permitted by any applicable federal legislation or regulation, the board may censure an appraisal management company, conditionally or unconditionally suspend or revoke its registration, levy fines or impose civil penalties not to exceed five thousand dollars for a first offense and not to exceed ten thousand dollars for a second or subsequent offense, or enter into a contingent dismissal agreement with remedial measures with an appraisal management company, if the board determines that an appraisal management company is attempting to perform, has performed, or has attempted to perform any of the following: (a) A material violation of the act; (b) A violation of any rule or regulation adopted and promulgated by the board; or (c) Procurement of a registration for itself or any other person by fraud, misrepresentation, or deceit.”

Although it has been standard practice for the Board to not take adverse action against an applicant for registration, or an AMC renewing, for an action taken by another appraiser regulatory agency that would not be a violation of the Appraisal Management Company Registration Act or Title 298 of the Nebraska Administrative Code, the disciplinary action taken by the Subject Appraiser Regulatory Agency compromises the Board’s ability to carry out its mission effectively due to the following:

- (1) Disciplinary action, with or without a suspension, taken by any appraiser regulatory agency requires additional background work and research by the Board’s staff to gather information for the Board to make an informed decision regarding the application or the status of the applicant for registration or the AMC.
- (2) The AMC may not be adequately informed of the disciplinary action taken against it. This practice creates confusion for the AMC as to how this disciplinary action must be reported, which may result in the Board denying the application for not providing true and correct information to the Board regarding disciplinary action by any regulatory agency in Nebraska or any other jurisdiction rendering the applicant’s certification of accuracy in error.

The Subject Appraiser Regulator Agency may not be adequately informing the AMC of the disciplinary action taken against it, which results in the AMC being unclear as to how disciplinary actions should be reported in other jurisdictions. Given the burden placed on the AMC pertaining to the disciplinary action imposed by the Subject Appraiser Regulatory Agency, and the volume of such actions, the required background work and research have a substantial negative impact on the Board’s operational efficiency.

Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 ("Title XI") was amended by the Dodd–Frank Wall Street Reform and Consumer Protection Act (“Dodd-Frank”), which was signed into law on July 21, 2010. Dodd-Frank authorized states to register and supervise the operations and activities of AMCs for the performance of appraisals in federally related transactions. Title XI is silent on AMC enforcement and disciplinary action.

Dodd-Frank also authorized the Board of Governors of the Federal Reserve System, the Federal Deposit Insurance Corporation, the Office of the Comptroller of the Currency, the National Credit Union Administration, the Consumer Financial Protection Bureau, and the Federal Housing Finance Agency to jointly, by rule, establish minimum requirements to be applied by states to register and supervise the operations and activities of AMCs; the AMC Rule went into effect on August 10, 2015. In accordance with 12 C.F.R. § 34.213, each state electing to register AMCs must: (a) Establish and maintain within the state appraiser certifying and licensing agency a licensing program that is subject to the limitations set forth in § 34.214 (ownership requirements) and with the legal authority and mechanisms to: (1) Review and approve or deny an AMC's application for initial registration; (2) Review and renew or review and deny an AMC's registration periodically; (3) Examine the books and records of an AMC operating in the state and require the AMC to submit reports, information, and documents; (4) Verify that the appraisers on the AMC's appraiser panel hold valid State certifications or licenses, as applicable; (5) Conduct investigations of AMCs to assess potential violations of applicable appraisal-related laws, regulations, or orders; (6) Discipline, suspend, terminate, or deny renewal of the registration of an AMC that violates applicable appraisal related laws, regulations, or orders; and (7) Report an AMC's violation of applicable appraisal-related laws, regulations, or orders, as well as disciplinary and enforcement actions and other relevant information about an AMC's operations, to the Appraisal Subcommittee. As it pertains to effective enforcement of Title XI, the AMC Rule only requires consideration of violations of applicable appraisal related laws, regulations, or orders.

GUIDANCE

Due to the unjust burden placed on an AMC, or an applicant for registration, to accurately report such action, and the impediment to the Board's ability to carry out its mission, the Board will no longer recognize any action taken by any appraiser regulatory agency, with or without suspension or revocation, as disciplinary action, if such action has been verified by the Director to involve an appraiser regulatory agency's isolated administrative responsibilities including, but not limited to, late payment of fees, failure to timely renew a registration, or failure to notify a regulatory office of a change in contact information; and such action is deemed by the Director to have no harm on the public, to not be violation of applicable ethics or appraisal-related laws, regulations, or orders, and has no effect on an AMC's ability to provide appraisal management services in Nebraska.



Greetings!

February went by in a flash, and what a busy month it was. Read below to hear more from both the ASB and AQB on their work as well as important announcements from our Partners.

But I want to focus this month on an exciting upcoming event the Foundation's [Industry Advisory Council \(IAC\)](#) is hosting in conjunction with their spring meeting in Miami, Florida.

On Thursday March 26th, the IAC will host [Exploring the Appraisal Profession](#) an interactive conversation and networking opportunity at Florida Memorial University. This event is open to students from across the city, including Florida International University which has an Appraiser Qualifications Board approved real estate degree, veterans and active duty service members from nearby Homestead Air Reserve Base, and community members.

This event is a chance for the IAC to introduce the appraisal profession to young people from across Miami. Speakers will focus on the benefits of a career in appraisal as well as how to enter the profession, then attendees can mingle with IAC members to receive further insights into the appraisal field.

This is the second such outreach event that the IAC has hosted, and it seems they're just getting started. With generous contributions from CBRE, Opteon, Property Sciences Group, and anonymous supporters, the IAC is planning to continue holding events like this one for aspiring appraisers across the country. We are so grateful for their support to make these events possible. It is thrilling to see the Foundation's councils spearheading efforts to draw aspiring appraisers to the profession. Appraisers are innovative problem solvers, and I look forward to meeting this next generation of professionals in Miami this month.

Let's Make it a Great Month!

Kelly Davids

President

The Appraisal Foundation

IAC Meeting

March 26 | Miami, FL

[Register for IAC 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 tomorrow 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 will hold its work session later this week followed by a public meeting on March 19th to share more on its ongoing work to reassess the qualification criteria. Click below to register.

AQB Virtual Public Meeting

Thursday, March 19th | 1 PM ET

[Register Today >](#)

Updates from the ASB

Last month, the ASB held their first public meeting of the year and discussed the comments received on the Exposure Draft on Proposed New Advisory Opinion 41. Based on the feedback, the ASB decided to pursue a second exposure draft which will be released later this month. To catch up on the ASB public meeting, click [here](#).

New Publications Features

Have you purchased an electronic version of USPAP or the GRM?

We are pleased to share that there are new features to better assist appraisers as they use these documents in the field and in class. You can now highlight text and leave comments in all of your electronic Foundation publications.

To access these new features, simply navigate to your order through your order confirmation email or order history on our website and redownload your files. The abilities will be accessible in the newly downloaded files.

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 through June – seats have been filling up quick so it's best to register early. Have you registered for the 2026 **Personal Property Appraisal Summer Camp**? Jump at the opportunity of ASA's PP POV courses bundled at a discounted rate - starting July 2026! Registration is opening this spring for ASA's 2026 International Conference October 4-6 in Fort Worth, Texas – stay tuned!

American Society of Farm Managers and Rural Appraisers

Upcoming courses scheduled for March and April include:

- A320 Income Approach Part 1
- A330 Income Approach Part 2
- A340 General Market Analysis and Highest & Best Use
- A500 Advanced Appraisal Exam Prep Course

ASFMRA's next major in person event, Summer Learning Series, will be held July 12-24 in Denver, CO. This 2-week experience features a comprehensive lineup of appraisal and farm management courses, industry updates, an ag tour, and peer-to-peer networking opportunities designed to elevate your career. Learn more at www.asfmra.org.

Appraisal Institute

The Appraisal Institute is excited to debut **Analyzing Defects, Damages, and Deficiencies in the New URAR**, a timely new seminar designed to help appraisers confidently identify, analyze, and report property conditions using the redesigned URAR. This brand-new offering is launching April 23, 2026, and is available in both Synchronous (live online) and Classroom formats through the South Carolina Chapter, giving you the flexibility to learn in the environment that works best for you. The case studies from this seminar are applicable to both residential and commercial appraisers!

Collateral Risk Network

Join the Collateral Risk Network this March 11–12 in Dallas for a must-attend, two-day deep dive into the future of collateral risk, valuation, and regulation. Hear directly from Fannie Mae and Freddie Mac on UAD 3.6 progress, appraisal quality monitoring, and Selling Guide updates, followed by real-world perspectives from lenders, AMCs, appraisers, regulators, and leading technology providers. Day two shifts to the cutting edge with expert discussions on AI in valuation and mortgage originations, culminating in the inaugural CRN Advisory Council meeting. Registration: <https://collateralrisk.org/events/>

International Association of Assessing Officers

IAAO's March 4th webinar will cover issues likely to arise when companies challenge assessments and how to address them in litigation. Registration is open for the 2026 GIS/Valuation Technologies Conference, March 30 to April 2 in Mobile, Alabama, and registration for the 2026 Annual Conference, Tuesday, Oct. 13, to Friday, Oct. 16, in Calgary, Alberta, Canada, will open in late April. Attendees from outside Canada will need a passport. More information on all events is at www.iaao.org.

International Right of Way Association

International Right of Way Association (IRWA) is pleased to announce that registration is now open for its **72nd Annual International Education Conference**. In addition to a variety of networking opportunities, the conference will offer more than 60 educational sessions, many of which focus on topics relevant to the valuation profession.

International Society of Appraisers

Hear from Christie's Deputy Chairman, Tash Perrin on Auction Insights and Market Trends, or Caitlin St John with Luxury Asset Capital on Collateral Loan Valuation in the Luxury Market, along with Kelly Davids, Appraisal Foundation President on important TAF updates.

ISA's Annual Conference, April 30 – May 1, 2026, in Phoenix has this all and more! This event is open to members and nonmembers, so register today. And, of special interest is the post conference Expert Witness Course on Sunday, May 3rd! Register for Assets <https://bit.ly/4sGKOcD> and check out the full schedule <https://bit.ly/4bWr9zx>.

And join us at ISA's Summer Institute, offering hands-on educational opportunities and more. Happening in New York, August 3 & 4th – also open to members and non-members. Register here <https://bit.ly/49nAwGL>

Sponsored by Doyle Auctions.

National Association of Appraisers

The National Association of Appraisers will host the 2026 Appraiser's Conference and Trade Show (ACTS) at the Seattle Airport Marriott from April 11–14, 2026. The event includes a full schedule of conference sessions, two pre-conference CE courses, and trainee focused programming such as a murder mystery event and a supervisor/trainee field trip.

The State Appraisal Organizations Leaders (SAOL) Meeting will take place on Sunday, April 12, offering a national forum for discussion, collaboration, and networking (attendance at the SAOL meeting is free and open to all; Board of Governors membership is not required). Highlights include Local Flavor Night at the Museum of Flight and the inaugural ACTS pickleball fundraising tournament. More information is available at <https://www.appraisersconference.net/>.

National Association of Real Estate Brokers Inc

The purpose of the National Association of Real Estate Brokers is to strengthen the professional and business success of NAREB® Realtist® members by expanding consumer opportunities within Black, minority, and emerging markets. Through economic, political, legal, and social advocacy, we work to eliminate discriminatory housing and property ownership practices in the United States. National Assn of Real Estate Brokers want to invite you to our National Conference July 26-31 in Las Vegas [NAREB.COM](https://www.nareb.com)



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

The Appraisal Foundation

1155 15th Street NW, Suite 1111
Washington, DC 20005
202-347-7722



[Manage Your Preferences](#)

[Unsubscribe](#)



Second Exposure Draft – Proposed New Advisory Opinion 41, *Use of Technology in an Appraisal or Appraisal Review Assignment*

March 12, 2026



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

APPRAISAL STANDARDS BOARD

Table of Contents

Introduction.....	3
Join the Conversation.....	4
Send Your Comments by April 13, 2026.....	4
Proposed New Advisory Opinion 41, <i>Use of Technology in an Appraisal or Appraisal Review Assignment</i>	5
Rationale – Second Exposure Draft.....	5
Key Areas of Refinement.....	5
Clarification of the Term “Intentionally” (First Exposure Draft lines 55–60).....	5
Clarification of the Term “Understanding” (First Exposure Draft lines 124–133).....	6
Clarifying the Use of the Term “Tool”.....	6
Clarifying Artificial Intelligence Terminology.....	7
Clarifying Expectations Regarding Professional Judgment.....	7
Additional Targeted Edits.....	7
Conclusion.....	7
Advisory Opinion 41, <i>Use of Technology in an Appraisal or Appraisal Review Assignment (AO-41)</i>	8
Proposed Changes to the <i>USPAP® Guidance and Reference Manual (GRM)</i>	20
Rationale.....	20
Conclusion.....	21
Proposed Retirement of Advisory Opinion 18, <i>Use of an Automated Valuation Model (AVM)</i>	21
Proposed Retirement of Advisory Opinion 37, <i>Computer Assisted Valuation Tools (AO-37)</i>	29

Introduction

The Appraisal Standards Board (ASB) previously issued a First Exposure Draft proposing Advisory Opinion 41 to provide guidance regarding the use of artificial intelligence and related technologies in appraisal practice. The purpose of the proposed Advisory Opinion is to clarify how existing USPAP requirements apply when appraisers use such tools in the development and communication of assignment results.

The First Exposure Draft generated meaningful and constructive feedback from appraisers, regulators, and other stakeholders. After reviewing and deliberating the comments received, the ASB determined that certain revisions were appropriate to improve clarity, refine terminology, and more precisely articulate the Board's intent.

While the overall structure and conclusions of the proposed Advisory Opinion remain consistent with the First Exposure Draft, the ASB has made revisions that it believes warrant additional public comment. Accordingly, this document is being issued as a Second Exposure Draft.

The ASB encourages all interested parties to review the revised language and provide comments to assist the Board in its continued efforts to ensure the guidance is clear, effective, and consistent with the principles-based framework of USPAP.

If you have any questions, please contact the Board at ASB@appraisalfoundation.org.

On behalf of the ASB, thank you for taking time to review and respond to this second exposure draft.

Nicholas D. Pilz

Chair, Appraisal Standards Board

Join the Conversation

All interested parties are encouraged to comment in writing to the ASB before the deadline of April 13, 2026. Each member of the ASB will thoroughly read and consider all comments.

The ASB will also accept verbal comments at its virtual public meeting on April 23, 2026. You may register to attend the virtual meeting [here](#).

Send Your Comments by April 13, 2026

This Second Exposure Draft proposes revisions to new guidance material in the form of Advisory Opinion 41. It does not propose to amend USPAP STANDARDS, RULES, or DEFINITIONS.

To assist reviewers:

- The rationale is presented without line numbers.
- The proposed Advisory Opinion is shown with line numbers to assist commenters in referencing specific portions of the text. Line numbers are included solely for ease of comment.
- The full text of the proposed Advisory Opinion is shown in its entirety.
- Any Advisory Opinions proposed for retirement are included for reference and transparency only and are presented in their standalone format, consistent with the Guidance and Reference Manual. Line numbering restarts at line 1 for each document to avoid confusion regarding the scope of comments being requested.

To assist reviewers in **identifying revisions** made since the First Exposure Draft:

- Proposed additions are **highlighted**.
- Proposed deletions are shown with ~~strikethrough~~ text.
- Text shown with strikethrough reflects language from the First Exposure Draft that is proposed for removal.

This formatting is provided solely to facilitate public comment on the specific revisions under consideration.

When commenting on the exposure draft, commenters are encouraged to reference specific sections and line numbers, clearly explain the basis for their support or concern, provide examples or illustrations where appropriate, and suggest alternatives or additional issues the ASB should consider.

To submit comments, please visit: <https://www.surveymonkey.com/r/ASBComments>

For ease of processing, we prefer you use the SurveyMonkey for your comments. If you are unable to provide your comments via SurveyMonkey, you may also email ASB@appraisalfoundation.org.

All written comments will be posted for public viewing, exactly as submitted, on the website of The Appraisal Foundation. Names may be redacted upon request. The Appraisal Foundation reserves the right not to post written comments that contain offensive or inappropriate statements.

Proposed New Advisory Opinion 41, *Use of Technology in an Appraisal or Appraisal Review Assignment*

Rationale – Second Exposure Draft

The Appraisal Standards Board (ASB) issued a First Exposure Draft of proposed *Advisory Opinion 41, Use of Technology in an Appraisal or Appraisal Review Assignment*, to provide guidance regarding the use of artificial intelligence and other advanced technological tools in appraisal practice. The First Exposure Draft was the result of prior outreach, including a Concept Paper and a public forum on Artificial Intelligence and USPAP, and was intended to clarify how existing USPAP obligations apply when appraisers use emerging technologies.

The ASB received 37 written comment letters, along with Advisory Council feedback. Overall, the response was strongly supportive of both the direction and the necessity of the proposed guidance. Many commenters recommended adoption as written. Others requested clarification in specific areas to improve precision and avoid potential misinterpretation. After careful review and discussion of all comments, the ASB concluded that limited but meaningful refinements were appropriate.

The revisions included in this Second Exposure Draft are not structural changes and do not alter the direction, framework, or conclusions of the First Exposure Draft. Rather, they are targeted refinements intended to improve clarity, consistency, and alignment with existing USPAP concepts. Because these refinements affect specific language in several key sections, the ASB determined that issuing a Second Exposure Draft is appropriate to ensure transparency and allow additional public input.

For reference, **the line numbers cited below refer to the line numbers in the First Exposure Draft.** Line numbers in this Second Exposure Draft may differ slightly.

Key Areas of Refinement

Clarification of the Term “Intentionally” (First Exposure Draft lines 55–60)

Commenters raised concerns regarding the use of the word “intentionally” in the discussion of technology-related conduct. In USPAP, intent carries specific meaning, particularly in the context of the ETHICS RULE. The ASB reviewed whether the use of this term might inadvertently imply a different threshold than currently exists under USPAP. The proposed refinements evaluate whether slight wording adjustments are necessary to ensure consistency with established USPAP terminology and to avoid creating unintended interpretations.

Clarification of the Term “Understanding” (First Exposure Draft lines 124–133)

The section that generated the highest volume of comments was the language in lines 130–133 of the First Exposure Draft. Commenters expressed concern that the requirement for an appraiser to “understand” a technological tool could be interpreted as requiring technical or engineering-level knowledge.

The ASB agrees that greater precision is warranted. The refinements clarify that competency does not require an appraiser to be able to design, engineer, or to have the knowledge or technical capacity to construct a system. Rather, it requires responsible and informed use. Specifically, the clarified language emphasizes that an appraiser must:

- Know what the tool is designed to do
- Recognize its limitations
- Understand, at a functional level, how it processes information
- Evaluate whether its output is credible in the context of the assignment

These refinements are intended to reinforce the COMPETENCY RULE without raising the bar beyond existing USPAP requirements.

Clarifying the Use of the Term “Tool”

Several comment letters noted that the First Exposure Draft used the word “tool” in multiple contexts without fully articulating the different ways technology may function within an assignment. To improve clarity and precision, the ASB refined the discussion to explain that a “tool” can operate in distinct, and sometimes overlapping, ways. For example:

- A tool may refer broadly to any technology or software used in the development of an appraisal or appraisal review assignment. In this sense, the term encompasses the full range of technological resources available to appraisers.
- A tool may function as an analytical aid. In this context, technology assists the appraiser in applying recognized methods and techniques, for example, through modeling, organizing, calculating, drafting, or otherwise supporting the analytical process. When technology functions in this way, the appraiser’s responsibility relates to informed and competent use, awareness of limitations, and evaluation of whether the resulting output is credible in the context of the assignment.
- A tool may function as a data source. In this role, technology provides access to information, similar to querying a database or retrieving market data. When functioning as a data source, the appraiser’s responsibility centers on evaluating the reliability and relevance of the information obtained, consistent with existing USPAP requirements.

In some instances, a single technology may serve both as an analytical aid and as a data source. The refinements in this Second Exposure Draft clarifies that, regardless of how a tool functions in a particular assignment, responsibility remains with the appraiser to ensure compliance with USPAP and to produce credible assignment results.

Clarifying Artificial Intelligence Terminology

Commenters also raised questions about certain terminology used to describe artificial intelligence (AI) behavior. For example, the First Exposure Draft used the term “hallucinating” in an illustration discussing system-generated inaccuracies. Commenters suggested that such terminology may become dated or may not be universally understood. The ASB is refining that language to preserve the underlying concept (that technological systems can produce outputs that appear authoritative but are inaccurate) while using terminology that is more durable and precise.

Clarifying Expectations Regarding Professional Judgment

Several refinements reinforce that technology does not replace professional judgment. The edits emphasize that appraisers must:

- Recognize potential limitations
- Exercise professional skepticism
- Sufficiently evaluate outputs rather than rely on them without validation.

These clarifications are consistent with existing USPAP obligations under the ETHICS RULE, COMPETENCY RULE, and SCOPE OF WORK RULE and are intended to ensure that the Advisory Opinion clearly reflects those principles.

Additional Targeted Edits

Additional minor refinements include:

- Spelling out “AVM” as Automated Valuation Model for clarity
- Explicitly referencing the intended use of assignment results in a section corresponding to line 270 of the First Exposure Draft
- Clarifying language in Question and Answer 5 (beginning around line 375 in the First Exposure Draft) to align with the refined discussion of “tool” as source versus instrument

None of these edits introduce fundamentally new guidance (as compared to the First Exposure Draft). They improve consistency, clarity, and precision.

Conclusion

The ASB remains confident that the direction of Advisory Opinion 41 is appropriate and consistent providing guidance around USPAP’s principles-based framework. The First Exposure Draft confirmed that stakeholders support high-level guidance that reinforces existing obligations without prescribing specific technologies or methods.

Although the revisions in this Second Exposure Draft are limited in scope and do not alter the substance of the First Exposure Draft. The revisions instead are meaningful refinements to wording and precision. In the interest of transparency and continued stakeholder engagement, the ASB determined that these changes should be presented for additional public comment before adoption.

The ASB encourages interested parties to review the revised language carefully and provide feedback on whether the refinements improve clarity and accurately reflect existing USPAP principles.

Advisory Opinion 41, *Use of Technology in an Appraisal or Appraisal Review Assignment* (AO-41)

ADVISORY OPINION 41 (AO-41)

This communication by the Appraisal Standards Board (ASB) does not establish new standards or interpret existing standards. Advisory Opinions are issued to illustrate the applicability of appraisal standards in specific situations and to offer advice from the ASB for the resolution of appraisal issues and problems.

SUBJECT: Use of Technology in an Appraisal or Appraisal Review Assignment

APPLICATION: Real Property, Personal Property, Intangible Property

THE ISSUE:

The rapid growth of technology in the valuation profession presents both opportunities and challenges. Appraisers now have access to tools ranging from automated valuation models and statistical software to machine learning and artificial intelligence. These technological tools can assist with collecting, analyzing, organizing, and reporting data. A tool may function as an analytical aid, a source of data, or it may function as both an analytical aid and a data source. When a tool serves in more than one role, the appraiser should recognize the distinction between obtaining information from the tool and relying on the tool as part of the analytical process, as the appraiser's responsibilities may differ depending on the role the tool is used in the assignment. While such tools may improve efficiency and help manage large amounts of information, they also raise important questions about scope of work, transparency, and confidentiality. The central issue is how appraisers can responsibly integrate the use of these tools into appraisal or appraisal review assignments without compromising their USPAP obligations.

In some markets, the increasing volume, complexity, and availability of data may affect how recognized methods and techniques are applied. USPAP already addresses this principle. For example, Standards Rule 1-1(a) requires that an appraiser "be aware of, understand, and correctly employ those recognized methods and techniques that are necessary to produce a credible appraisal." The Comment to that Rule further explains:

"The appraisal profession is constantly reviewing and revising appraisal methods and techniques and devising new methods and techniques to meet new circumstances. For this reason, it is not sufficient for appraisers to simply maintain the skills and knowledge they possess when they become appraisers. Each appraiser must continuously improve his or her skills to remain proficient ..."

This Advisory Opinion recognizes that appraisers must continuously improve their knowledge and skills to remain proficient, while addressing the ethical and competency challenges associated with evolving technology.

The increasing use of technological tools in appraisal and appraisal review assignments raises important considerations for appraisers, clients, regulators, and the public, such as:

- What is the appraiser's responsibility when deciding whether to use and rely on a tool that produces results or suggests conclusions?

- 38 • How should a tool be evaluated before its output is relied upon?
- 39 • Should reliance on a tool’s output be disclosed, and if so, how?
- 40 • What documentation, if any, related to a tool’s use should be retained in the workfile?
- 41 • What safeguards are necessary to protect confidential information?

42 Questions like these arise frequently in everyday practice, especially as more assignments involve third-
 43 party systems, automated analyses, or client-specified tools. The core issue is not whether technology
 44 can be used, but how its use aligns with the appraiser’s responsibility to develop and communicate
 45 credible assignment results in compliance with USPAP, and thereby, upholding public trust.

46 **THE APPRAISER’S RESPONSIBILITY**

47 In USPAP, appraisal practice refers to valuation services performed by an individual acting as an
 48 appraiser. According to the PREAMBLE, an appraiser must comply with USPAP when either the service
 49 or the appraiser is required by law, regulation, or agreement with the client. Tools may assist an
 50 appraiser in an appraisal or appraisal review assignment, but compliance with USPAP is solely the
 51 appraiser’s responsibility.

52 A tool cannot comply with USPAP. The appraiser decides whether to use a tool and whether reliance on
 53 its output is appropriate. When the use of a tool is appropriate, the appraiser must determine whether if
 54 reliance on the output will produce produces credible assignment results for the intended use. If an
 55 appraiser relies on a tool’s output without applying their own analysis of the information consistent with
 56 the scope of work, the work does not comply with USPAP. In that case, the appraiser has relied on a
 57 tool’s output in place of their own analysis, resulting in work that is not credible. When technology is used
 58 in an appraisal or appraisal review assignment, three key elements apply:

- 59 1. **Technology (Tools):** The use of technology may assist with the type and extent of research or
 60 be part of the methods and techniques applied in an assignment. When using technology, the
 61 appraiser must comply with not-violate the ETHICS RULE, which requires an appraiser to act with
 62 impartiality, objectivity, and independence, and without accommodation of personal interests.
- 63 2. **Appraiser:** The appraiser must complete the assignment competently by determining and
 64 performing the appropriate scope of work sufficient to develop credible assignment results. Each
 65 STANDARD contains Standards Rules that establish the requirements for the appraiser to
 66 properly perform the assignment. It is the appraiser’s judgment and not the tool that determines
 67 whether, and to what extent, reliance on a tool’s output is appropriate.
- 68 3. **Assignment Results:** USPAP defines assignment results as an appraiser’s opinions or
 69 conclusions developed in an assignment. The definition makes clear that assignment results are
 70 the appraiser’s work whereas tool output is not. Because only an appraiser can develop
 71 assignment results, the appraiser remains responsible for ensuring that the tool is used ethically
 72 and competently, in compliance with USPAP.

73 Taken together, these factors reflect two overarching principles of the ETHICS RULE and
 74 COMPETENCY RULE. For example, if an appraiser uses technology during development and
 75 intentionally presents the tool’s output as their own assignment results, this may constitute a violation of
 76 the ETHICS RULE. In contrast, if an appraiser uses technology and relies on its output without
 77 understanding its capabilities and limitations, including the need that they are required to determine

78 whether, and to what extent, reliance on the tool's output is appropriate, this may constitute a violation of
 79 the COMPETENCY RULE.

80 **SCOPE OF WORK AND TECHNOLOGY TOOLS**

81 When developing an appraisal or appraisal review, the appraiser must establish a scope of work
 82 sufficient to produce credible assignment results. As part of this process, the appraiser decides when
 83 and how to use technological tools.

84 Problem identification provides the foundation for these decisions. The elements identified at this stage
 85 guide the appraiser in determining the necessary research, analyses, and methods. Technology may be
 86 applied at each of these points:

- 87 • **Researching:** A tool may facilitate research, such as using a computer and web browser to
 88 access a subscription database of sales or market data.
- 89 • **Analyzing:** A tool may assist in applying analyses, such as regression software, spreadsheets, or
 90 statistical programs.
- 91 • **Applying Methods and Techniques:** A tool may support recognized appraisal methods or
 92 techniques. For example, spreadsheet programs may help apply and present the cost, sales
 93 comparison, or income approaches.

94 USPAP emphasizes that appraisers have broad flexibility and significant responsibility in determining the
 95 appropriate scope of work for an appraisal or appraisal review assignment. That flexibility does not
 96 diminish the appraiser's responsibility: any reliance on information or outputs generated by a tool must
 97 be evaluated in terms of producing credible assignment results. Credible results require support by
 98 relevant evidence and logic, not by the tool alone. Simply using a tool does not obligate or
 99 oblige the appraiser to rely on its output, and the appraiser remains responsible for determining whether the
 100 output is accurate, relevant, and appropriate for the assignment.

101 **APPLYING TECHNOLOGY**

102 Appraisal tools have evolved significantly, but regardless of their form (manual, semi-automated, or fully
 103 automated) they remain aids to the appraiser's work; a tool alone cannot comply with USPAP.

104 Historically, appraisers relied on manual methods such as pen, paper, printed market data, and hand
 105 calculations. Semi-automated tools later emerged, such as spreadsheets requiring user-defined formulas
 106 and manual data input. Technology has advanced, and will continue to advance, to include largely
 107 automated tools such as algorithmic modeling, machine learning, and artificial intelligence. These tools
 108 may be applied in appraisal practice to assist appraisers in performing complex analyses such as
 109 regression analysis, automated adjustment modeling, or generative any type of artificial intelligence (AI)
 110 platforms that can generate output with minimal interaction from an appraiser.

111 These tools are capable of producing data, organizing information, revealing patterns, and generating
 112 valuation outputs, and they will continue to evolve. But in the context of appraisal practice, they remain
 113 tools or outputs of a tool: not assignment results.

114 The operator of a tool **uses** the tool (e.g., spreadsheet programs, regression software, generative
 115 artificial intelligence AI). That distinction between operating a tool and exercising an appraiser's judgment
 116 in deciding how or whether to use its output is critical, because credible assignment results can only be
 117 developed by an appraiser. Appraisers must also be competent to recognize that advanced tools, when

118 the design or training of advanced tools, such as generative artificial intelligence. AI tools, may contain reflect
 119 assumptions, limitations, or embedded biases introduced by their developers, and may produce
 120 incomplete, inaccurate, or unsupported information that to determine whether such characteristics could
 121 affect the relevance or reliability of the tool’s output for the assignment’s intended use.

122 **A TOOL’S OUTPUT AND THE APPRAISER’S RESPONSIBILITY**

123 Analytical tools vary from those fully controlled by the appraiser to those with internal processes that may
 124 be hidden or inaccessible. This distinction matters when determining how an output from a tool can be
 125 relied on in an assignment under USPAP.

126 When the tool is entirely transparent, such as a spreadsheet where the data and formulas were all
 127 entered by the appraiser performing the assignment or another manually constructed model, the
 128 development of the assignment results, and the output produced are directly attributable to the appraiser.
 129 In these cases, the tool functions as an extension of the appraiser’s analytical process, with the appraiser
 130 responsible for selecting inputs, defining logic, and interpreting outputs.

131 By contrast, automated tools (e.g., algorithmic modeling, machine learning, and artificial intelligence)
 132 may collect data, apply logic, or perform calculations in ways that are not always visible to the user.
 133 Depending on the design of the system and the manner in which it is used (e.g., through simple prompts
 134 or more technical, controlled inputs), the transparency of the process may vary. Regardless of the level
 135 of transparency, the output of the tool remains only information until the appraiser determines whether,
 136 and how, it should be used in developing assignment results.

137 For example, in a market value appraisal assignment, an appraiser may learn that market participants
 138 commonly use a publicly available automated tool to help determine the price at which a property might
 139 be bought or sold (e.g., software that helps project cash flows in real property or business valuation, or
 140 systems that analyze art auction data in personal property). The appraiser may determine that using
 141 such a tool is necessary to reflect market behavior. However, the tool’s output remains information, not
 142 assignment results, until the appraiser evaluates the information produced by the tool, determines its
 143 relevance, and decides whether reliance on the output is warranted for the intended use.

144 Appraisers are responsible for determining the relevance of a tool’s output in the context of the
 145 assignment’s intended use. For example, the appraiser might:

- 146 1. **Evaluate the data against other data tool:** Assess whether the tool is appropriate for the
 147 assignment, which may include acquiring necessary knowledge or training to use it properly.
 148 Compare the data collected and used in the tool and/or the output with evidence from other
 149 credible sources.
- 150 2. **Evaluate the data used by the tool Perform the analysis independently:** Consider whether
 151 the data and assumptions relied upon by the tool are relevant and appropriate for the assignment.

152 Where necessary, replicate or develop the analysis using a method the appraiser understands
 153 and controls.

154 3. **Perform the Analysis independently:** When Where necessary, replicate or develop the analysis
 155 using a method the appraiser understands and controls.

156 4. **Evaluate the credibility of the tool’s output** ~~**Understand the tool’s output:**~~ Determine
 157 whether, and to what extent, reliance on the output is appropriate in developing credible
 158 assignment results for the intended use. The appraiser must have sufficient understanding of the
 159 tool to determine when its output is appropriate for the assignment and to use it in a manner that
 160 produces credible assignment results. Such understanding is required before the appraiser may
 161 rely on the output.

162 Collectively, these actions reflect the appraiser’s obligation to apply judgment in determining whether,
 163 and to what extent, reliance on a tool’s output is appropriate. An appraiser is not required to reverse
 164 engineer a tool’s internal processes unless necessary for the assignment but must have the knowledge
 165 and experience needed to use the tool competently and to recognize when it’s appropriate to use the
 166 output.

167 Regardless of the complexity or transparency of the tool, the appraiser remains responsible for ensuring
 168 that any data, analysis, or conclusions derived from it meet the scope of work requirements and result in
 169 credible assignment results. Reliance on a tool’s output is consistent with USPAP only when the
 170 appraiser has acted ethically, performed competently, understood that the logic, methodology, and data
 171 are appropriate, and determined that the output is credible for its intended use.

172 **CLIENT CONDITIONS AND PROHIBITIONS, AND/OR REQUIREMENTS ON TECHNOLOGY USE**

173 When engaging an appraiser, some clients may include prohibitions on the use of certain technologies,
 174 such as generative artificial intelligence AI, automated modeling tools, or other similar tools. In an
 175 assignment where a client prohibits the use of certain technologies, an appraiser may choose to
 176 complete the assignment using alternative, more manual methods such as spreadsheet programs. That
 177 substitution alone does not determine whether the scope of work complies with USPAP.

178 The SCOPE OF WORK RULE requires that the appraiser develop a scope of work that is sufficient to
 179 produce credible results. The test for acceptability considers whether the scope of work is consistent with
 180 what intended users for similar assignments would expect and consistent with what peers would do in
 181 similar assignments. An appraiser must not allow assignment conditions to limit the scope of work to
 182 such a degree that the assignment results are not credible in the context of the intended use.

183 If a client restricts the tools or resources an appraiser may use, the appraiser must determine whether
 184 credible results can still be developed under that limitation. If the limitation prevents the appraiser from
 185 using necessary tools, accepted data sources, or appropriate methodologies, the scope of work may not
 186 support credible results. Regardless of the appraiser’s decision about the use of the tool, the appraiser
 187 must be prepared to support the decision to exclude any investigation, information, method, or technique
 188 that would appear relevant to the client, another intended user, or the appraiser’s peers.

189 For example, a client may prohibit the use of artificial intelligence AI technologies in appraisal
 190 development. At the same time, a commonly used market data source (e.g., a multiple listing service or

191 similar platform) may rely on artificial intelligence AI tools to classify property characteristics or validate
 192 listing information. If the client’s restriction is interpreted to prohibit the use of MLS data because it
 193 incorporates artificial intelligence AI processes, and no other credible data source is available, the
 194 assignment could not be completed credibly.

195 In some cases, the client may require the use of a specific program or tool as a condition of the
 196 assignment, such as interpreting the output of an Automated Valuation Model (AVM)’s output. This type
 197 of instruction is evaluated in the same way as a restriction. The appraiser must determine whether use of
 198 the required tool is appropriate given the intended use of the assignment results and whether it allows for
 199 the development of credible assignment results. If the client requires use of a tool but its output is not
 200 appropriate, or it prevents the appraiser from applying independent judgment, the appraiser must either
 201 modify the scope of work with the client’s agreement or decline the assignment.

202 Assignment conditions that either restrict or mandate technology must not result in a scope of work that
 203 prevents the appraiser from complying with USPAP. If the required or prohibited condition interferes with
 204 the appraiser’s ability to produce credible assignment results, the appraiser must not agree to perform
 205 the assignment.

206 **REPORTING THE TOOLS USED IN DEVELOPING ASSIGNMENT RESULTS**

207 USPAP does not contain any requirement to disclose tools or technologies simply because they were
 208 used in an assignment. USPAP requires that appraisers use recognized methods and techniques to
 209 develop credible assignment results (e.g., Standards Rule 1-1(a), 3-1(a), 7-1(a), 9-1(a)), but it does not
 210 prescribe or call out the specific tools an appraiser may use. A tool or technology may assist the
 211 appraiser in applying a method or completing an analysis, but its use alone does not trigger a disclosure
 212 requirement. The obligation to disclose arises only if the use of that tool affects the appraiser’s ability to
 213 clearly and accurately communicate the assignment results in a manner that is not misleading and is
 214 sufficiently communicated for intended users to understand the work performed (e.g., Standards Rules 2-
 215 1, 4-1, 8-1, 10-1). In other words, USPAP’s requirements focus on the appraiser’s application of methods
 216 and techniques and the information analyzed, not the tool used to apply them.

217 Considerations for reporting when a tool was used during development:

- 218 1. **Disclose Use of a tool when omission would be misleading** ~~Always report the tool:~~ An
 219 appraiser must report the use of a tool when not doing so would prevent the appraisal from
 220 being set forth in a manner that is clear, accurate, and not misleading.
- 221 2. **Report the tool as needed:** When the tool generates output through processes not fully
 222 visible to the appraiser (e.g., a proprietary algorithm or generative AI system), disclosure may
 223 be needed so intended users understand how the appraiser incorporated that output into their
 224 assignment results.

225 Example: In some assignments, an appraiser may use a generative AI system or
 226 regression model to assist in developing a suggested adjustment. The appraiser’s
 227 interaction with the tool may range from minimal to extensive, and reliance on the tool’s
 228 output may vary from limited reference to substantial incorporation, depending on the
 229 nature of the assignment and the credibility of the output for its intended use. When
 230 disclosing the scope of work performed, the appraiser may need to explain how they
 231 interacted with the tool so that intended users can understand how the appraiser

developed their credible assignment results. The use of the tool alone does not create a disclosure requirement.

3. **No reporting of the tool:** When the tool performs only tasks directly controlled by the appraiser, disclosure of the tool itself is unnecessary. In general, when an appraiser discloses something in a report, it is usually done because so that the information is necessary to clearly and accurately set forth the appraisal in a manner that is not misleading. This means the disclosure is the appraiser’s analysis and reasoning used to develop the appraisal, not the tool used as part of the process provided that (1) and (2) above do not apply.

Example: An appraiser uses a spreadsheet to perform calculations and summarize data. The appraiser selects the data, writes the formulas, and interprets the results. Alternatively, the appraiser may use a generative artificial intelligence AI type assistant to check for mathematical errors or inconsistencies in formulas or narrative sections of a draft report. In both cases, the reasoning remains entirely the appraiser’s. USPAP disclosure is satisfied by summarizing the data analyzed and the logic applied, not by identifying the spreadsheet software or an the artificial intelligence AI type assistant used in the quality control process.

4. **Client-driven disclosure:** Client requirements to disclose the use of a specific tool in a report are contractual obligations but are not assignment conditions under USPAP. In general, these requirements address a client’s business preferences and do not, by themselves, establish the scope of work or change the appraiser’s USPAP obligations. These types of requirements are business practice issues and are outside the scope of USPAP. However, if a client’s disclosure requirement would result in a report that is misleading or would otherwise cause the appraiser to be unable to comply with USPAP, the appraiser must address the disclosure issue with the client or decline the assignment.

~~When disclosing a tool in a report, the appraiser must not imply that the tool’s output alone constitutes an assignment result. The report must clearly state or summarize how a tool’s output was relied upon in developing the appraiser’s assignment results. This disclosure is part of communicating the scope of work and must be sufficient for the intended users to understand the work performed, consistent with the intended use. The appraiser may additionally consider, depending on the nature of the tool and its role in the assignment, how source data was obtained, the output generated, the software or service used (including version, if relevant), and the date of the analysis.~~

Appropriate disclosure communicates the scope of work performed and must be sufficient for the intended users to understand the work performed, consistent with the intended use. When disclosing the use of a tool, the report must not be misleading in how the tool and its output are characterized. The appraiser should communicate the role the tool played in a manner that allows the intended users to understand the work performed. Depending on the nature of the tool and its role in the assignment, the appraiser may also consider disclosing information such as how source data was obtained, the output generated, the software or service used (including version, if relevant), and the date of the analysis.

REPORTING THE TOOLS USED IN COMMUNICATING ASSIGNMENT RESULTS

Tools that assist only in preparing or presenting the report, such as software for formatting, grammar, spell checking, or generating text that does not contribute to the appraiser’s analyses, opinions, or conclusions, do not affect the assignment results, and therefore USPAP does not require that they be

274 named or described in the report. Because these tools do not affect the assignment results, USPAP does
 275 not require that they be named or described in the report.

276 **CONFIDENTIAL INFORMATION**

277 The ETHICS RULE prohibits the disclosure of confidential information or assignment results to anyone
 278 other than:

- 279 • the client;
- 280 • parties specifically authorized by the client;
- 281 • state appraiser regulatory agencies;
- 282 • third parties as may be authorized by due process of law; or
- 283 • a duly authorized professional peer review committee except when such disclosure to a
 284 committee would violate applicable law or regulation.

285 Under USPAP, confidential information means information that is either identified by the client as
 286 confidential when providing it to an appraiser and that is not available from any other source or classified
 287 as confidential by applicable law or regulation. Assignment results are an appraiser’s opinions or
 288 conclusions, not limited to value, developed in an appraisal or appraisal review assignment. Both
 289 confidential information and assignment results are specifically addressed in the ETHICS RULE, which
 290 requires the appraiser to protect them and limit disclosure to only what USPAP permits.

291 When using tools, the appraiser must take reasonable steps to prevent improper disclosure of
 292 confidential information or assignment results. This obligation is no different from the requirements that
 293 apply outside of tool use: under the ETHICS RULE, an appraiser must protect the confidential nature of
 294 the appraiser-client relationship and may not disclose confidential information or assignment results
 295 except as USPAP permits. The use of a tool does not lessen or change these responsibilities; it simply
 296 provides another context in which they must be observed.

297 Before entering confidential information into a tool, the appraiser must confirm that doing so does not
 298 violate the ETHICS RULE. This may include, for example, when using a generative artificial intelligence
 299 AI system an appraiser “must act in good faith with regard to the legitimate interests of the client in the
 300 use of confidential information and in the communication of assignment results.”

301 If the appraiser cannot take reasonable steps to safeguard confidential information and assignment
 302 results from unauthorized access, such information must not be entered into the tool. Responsibility for
 303 protecting confidentiality always remains with the appraiser. The use of tools does not reduce or remove
 304 these obligations. Failing to acquire the knowledge and experience necessary to use a tool competently
 305 or neglecting to exercise due diligence in evaluating how a tool handles confidential information, may
 306 constitute careless or negligent practice under USPAP.

307 When client-provided information is identified as confidential, or when the client imposes additional
 308 confidentiality requirements, the appraiser must ensure that such information is not disclosed through
 309 use of systems or services that may inappropriately expose, retain, or transmit the information. Similarly,
 310 if a tool stores or transmits data outside the appraiser’s control, the appraiser must evaluate whether its
 311 use is consistent with client conditions, assignment conditions, and USPAP confidentiality requirements.
 312 Knowing that a system may inappropriately disclose or transmit confidential information and choosing to

313 use it anyway demonstrates a lack of due care and may constitute gross negligence in violation of the
 314 ETHICS RULE.

315 Negligent or uninformed use of a tool that results in improper disclosure of confidential information may
 316 could violate the ETHICS RULE and/or the COMPETENCY RULE. Appraisers remain responsible for
 317 understanding recognizing the capabilities and limitations of any system they use, to the degree
 318 necessary for the assignment and the intended use, and for applying the same ethical and competency
 319 obligations that govern all aspects of appraisal practice.

320 **RECORD KEEPING**

321 The RECORD KEEPING RULE requires that an appraiser prepare a workfile for each appraisal or
 322 appraisal review assignment. As part of the requirements, the workfile must contain “...all other data,
 323 information, and documentation necessary to support the appraiser’s opinions and conclusions and to
 324 show compliance with USPAP, or references to the location(s) of such other data, information, and
 325 documentation.”

326 When a tool is used during development of an appraisal or appraisal review assignment, the appraiser’s
 327 record keeping obligation depends on the role the tool or its output played in the assignment.

- 328 **1. Relied upon:** If a tool’s output was relied upon in developing an assignment result, the workfile
 329 must include enough information to show how that output was used in forming the appraiser’s
 330 opinions and conclusions. This may include the tool’s output, related data and information and
 331 prompts or instructions used in the tool, and any analysis applied in connection with the tool’s
 332 output. The purpose is to document the information and reasoning that contributed to the
 333 development of the assignment results.
- 334 **2. Reviewed but not relied upon:** The decision depends on the scope of work and the actions of
 335 the appraiser’s peers and the expectations of intended users in a similar assignment. If reviewing
 336 the tool’s output was an expected part of the process, the documentation in the appraiser’s
 337 workfile should be sufficient to show that the scope of work was reasonable and that the
 338 conclusions are supported. This may include notes or a short explanation of why the tool’s output
 339 was not used, especially if that decision affects the appraiser’s conclusions.

340 **ILLUSTRATIONS¹**

341 **Question 1-A:** An appraiser is using a generative AI tool to identify demand drivers in a market
 342 as part of an appraisal assignment. The appraiser is familiar with the tool and knows that it has
 343 limitations, as it sometimes omits recent local developments and is known to generate plausible
 344 but inaccurate content(hallucinating). May the appraiser take the output from the tool and rely on
 345 that output as the only way to identify the market demand?

346 **Answer 1-A:** No. The use of any tool requires the appraiser to apply judgment in
 347 performing steps to collect, verify, and analyze relevant data while developing their
 348 assignment results (see Standards Rule 1-4, Standards Rule 7-4, or Standards Rule 9-4).

¹ Note: all Illustrations are answered assuming the reporting format is an Appraisal Report, and not a Restricted Appraisal Report

349 If the tool's output is incomplete, unreliable, or has known deficiencies, reliance on it can
 350 undermine the credibility of the assignment results.

351 **Question 1-B:** Under what circumstances can the appraiser rely on the output from this tool?

352 Answer 1-B: The output may be relied upon when it has been verified and analyzed to the
 353 degree necessary to develop credible assignment results given the intended use, and the
 354 appraiser has determined the tool's output is necessary. After verifying and analyzing the
 355 information, the appraiser must determine whether any limitations remain that affect the
 356 credibility of the information. The appraiser is responsible for the decision as to whether
 357 the output generated by the tool is complete, relevant, and appropriate for the assignment,
 358 and for the decision to rely on the output when performing their analysis in accordance
 359 with applicable standards.

360 **Question 2:** Does an appraiser need to understand the technical details of how a statistical tool
 361 like regression analysis performs calculations, or is basic familiarity sufficient for USPAP
 362 compliance?

363 **Answer 2:** In most instances, an appraiser is not required to replicate or fully understand
 364 the technical algorithms underlying a statistical tool. or to explain its internal programming
 365 in detail. However, under the COMPETENCY RULE, the appraiser must have sufficient
 366 knowledge and experience to use the tool competently, which means applying judgment
 367 in every case to interpret its output and determine whether reliance on it is appropriate.
 368 For example, when using regression analysis, the appraiser should be able to recognize
 369 whether the output indicates a strong or weak correlation between variables. Relying on
 370 output that demonstrates little or no meaningful relationship may lead to unsupported or
 371 misleading conclusions. The appraiser remains responsible for the credibility of the
 372 assignment results based on sound analysis and judgment.

373 **Question 3-A:** The appraiser uses both semi-automated tools, such as spreadsheet programs,
 374 and automated tools, such as generative AI, to assist in developing assignment results. In some
 375 cases, a spreadsheet formula may contain an error created by the appraiser. In other cases, a
 376 generative AI tool may produce an inaccurate output. Under USPAP, if reliance on either type of
 377 flawed output causes an assignment result that is not credible, is the appraiser responsible?

378 **Answer 3-A:** Yes. Regardless of the tool used, whether a spreadsheet, generative AI, or
 379 other technology, the appraiser is responsible for the decision to rely on the output in
 380 developing assignment results. USPAP requires competency in performing the
 381 assignment, which includes understanding how a tool functions, verifying that its data and
 382 assumptions are appropriate for the intended use of the assignment results, and ensuring
 383 that its output is credible.

384 **Question 3-B:** Can an appraiser use a tool over which they have limited control, and where the
 385 process the tool uses may contain an error that the appraiser may or may not be able to detect?

386 **Answer 3-B:** Yes. USPAP does not prohibit the use of a tool simply because the
 387 appraiser has limited control over its internal process or cannot fully observe how it
 388 operates. However, if the tool produces information that the appraiser uses in developing
 389 assignment results, the appraiser is responsible for determining that such information is

390 used in a way that results in credible assignment results given the intended use. The
 391 decision to rely on any tool, regardless of how much control the appraiser has over it, is
 392 part of the appraiser’s competency requirements under USPAP.

393 As with any information considered during development, the appraiser’s workfile must
 394 contain documentation sufficient to support the appraiser’s analyses, opinions, and
 395 conclusions. For example, if a tool produces information that is ultimately not relied upon,
 396 the workfile may reflect the appraiser’s determination that the information was
 397 inconclusive or not appropriate for use in the analysis.

398 **Question 3-C:** When an appraiser uses a tool within an assignment to analyze data or assist in
 399 developing assignment results, where the appraiser has limited control over how the tool
 400 functions and errors may occur, what are the appraiser’s responsibilities?

401 **Answer 3-C:** When using a tool within an assignment to analyze data or assist in
 402 developing assignment results, and the appraiser has limited control over how the tool
 403 functions or recognizes that errors may occur, the appraiser is responsible for
 404 understanding enough about how the tool operates to evaluate whether its output can be
 405 relied upon given the intended use of the assignment results. The appraiser may need to
 406 consider things such as the tool’s purpose, assumptions, and limitations, and how factors
 407 outside the appraiser’s control could affect the credibility of the assignment results
 408 developed using the output. If, after such consideration, the appraiser determines that the
 409 information produced by the tool supports the development of credible assignment results
 410 for the intended use, the appraiser may rely on it. When reporting the assignment results,
 411 it may be necessary to disclose the appraiser’s steps taken in solving the appraisal
 412 problem if omission would mislead intended users. The appraiser’s responsibility is to
 413 ensure the report is not misleading and contains sufficient information for intended users
 414 to understand the report properly.

415 **Question 4:** I used a tool created by a third party to support an adjustment in my appraisal. I
 416 previously conducted analyses to test the tool’s output and determined that it was credible. In this
 417 new assignment, can I use those prior tests without performing new analysis?

418 **Answer 4:** It depends. Under USPAP, the appraiser must determine the scope of work
 419 necessary to produce credible assignment results for each assignment. This decision
 420 includes whether prior validation of a tool remains sufficient or whether new analysis is
 421 required.

422 If the prior analysis is still relevant, current, and applicable to the specific assignment, it
 423 may support the appraiser’s decision to consider the tool’s output. However, the appraiser
 424 must determine in the new assignment whether the previous testing fully addresses the
 425 appraisal problem and is adequate for the intended use. Simply stating that the tool was
 426 tested in the past is not enough if the current assignment presents different
 427 characteristics, requirements, or expectations.

428 **Question 5:** If an appraiser uses a generative AI tool to provide a capitalization rate, is that any
 429 different than using a published rate from a data vendor?

Answer 5: No. In both cases, the appraiser receives information that they did not develop. Both the output of the generative AI tool and the published rate from a data vendor are information until the appraiser analyzes the information and determines whether it is relevant and necessary to produce credible assignment results in the context of the intended use. In this example, the tool functions as a source of information rather than as the appraiser’s analytical method; regardless of the source, the appraiser is responsible for evaluating the information and determining whether, and to what extent, it is appropriate to rely upon it in developing assignment results.

Question 6: I used a generative AI tool to create an output that I relied upon to develop an adjustment in the sales comparison approach. What do I need to retain in the workfile?

Answer 6: If the output from the generative AI tool was relied upon in developing your adjustment and contributed to your assignment results, examples of items you may need to retain in your workfile might include:

- The specific output generated by the tool that was used in developing the adjustment and the related data and information used when prompting the tool.
- The prompts or instructions provided to the tool sufficient to understand how the system was prompted.
- Sufficient information to explain how the tool’s output was relied upon when developing the assignment results.

If documentation is already included in your report, for example, through a summary of the development process, and it clearly demonstrates how the tool contributed to your assignment results in a manner sufficient for the intended use, then maintaining the report as part of your workfile may satisfy the RECORD KEEPING RULE. In most instances, you are not required to retain the tool’s internal code, algorithms, or technical specifications.

Question 7: I used a program that assists with writing the appraisal report, such as formatting text or checking grammar, but the program did not interpret data, assist me in forming any opinions, or contribute to the development of my conclusions. What do I need to retain in the workfile?

Answer 7: If the program was used solely to assist in non-analytical tasks, such as organizing content, formatting, spelling or grammar correction, or inserting text unrelated to the assignment results, and did not influence the development of opinions or conclusions, there is no requirement under the RECORD KEEPING RULE to document its use in the workfile.

Proposed Changes to the *USPAP*® *Guidance and Reference Manual (GRM)*

Rationale

If the ASB adopts Advisory Opinion 41, *Use of Technology in an Appraisal or Appraisal Review Assignment* (AO-41), the ASB is also considering retiring Advisory Opinion 18, *Use of an Automated Valuation Model (AVM)* (AO-18), and Advisory Opinion 37, *Computer Assisted Valuation Tools* (AO-37) in a future edition of the *USPAP*® *Guidance and Reference Manual (GRM)*. Proposed AO-41 substantially incorporates and expands upon the topics currently addressed in those AO's.

The ASB seeks public comment on the following points:

- **Retirement of AO-18**

Use of an Automated Valuation Model was originally published in 1998. While the ASB discussed the possibility of revising or retiring AO-18 during the 2018 USPAP cycle, it ultimately chose to retain it at that time. Since then, technological advancements have expanded the capabilities and use cases of automated valuation models (AVM's) beyond those originally contemplated in the 2018 cycle. Proposed AO-41 provides current guidance on the appropriate use of these tools, aligned with existing USPAP obligations and applicable to all appraisal disciplines. The ASB is also considering converting relevant examples in AO-18 into standalone Frequently Asked Questions (FAQs).

- **Retirement of AO-37**

Computer Assisted Valuation Tools was developed to address the use of tools such as regression models and statistical applications within real property appraisal. At the time, these tools were distinguished from AVMs. As technology has progressed, the functions performed by these tools have increasingly overlapped with the appraiser's judgment. This reinforces the importance of focusing on the appraiser's role in the process. Regardless of the tool or system used, appraisal practice must be based on the appraiser's informed judgment, with the appraiser being responsible for developing assignment results in compliance with USPAP.

- **Alignment Across Appraisal Disciplines**

Proposed AO-41 is designed to apply to real property, personal property, and intangible property appraisal. It focuses on core USPAP principles, such as ethics, competency, and the steps an appraiser takes to develop and report credible assignment results. The proposal also provides guidance that applies to a multitude of technological tools, including automated models, algorithmic systems, and generative artificial intelligence.

Conclusion

Since AO-18 was published in 1998 and AO-37 followed in 2018, the role of technology in appraisal has expanded considerably and will continue to expand. Proposed AO-41 responds to these developments by offering foundational guidance on how USPAP applies when these tools are used in developing and communicating assignment results consistent with USPAP's principles.

Proposed Retirement of Advisory Opinion 18, *Use of an Automated Valuation Model (AVM)*

1 ~~ADVISORY OPINION 18 (AO-18)~~

2 ~~This communication by the Appraisal Standards Board (ASB) does not establish new standards or~~
 3 ~~interpret existing standards. Advisory Opinions are issued to illustrate the applicability of appraisal~~
 4 ~~standards in specific situations and to offer advice from the ASB for the resolution of appraisal issues~~
 5 ~~and problems.~~

6 ~~SUBJECT: Use of an Automated Valuation Model (AVM)~~

7 ~~APPLICATION: Real Property, Personal Property, Intangible Property~~

8 ~~THE ISSUE:~~

9 ~~What steps should an appraiser take when using an AVM as a tool in the development of an appraisal or~~
 10 ~~appraisal review concerning an individual property?~~

11 ~~In addition, what steps should an appraiser take when he or she is using an AVM only to process~~
 12 ~~information and communicate the AVM's output but is not performing an appraisal or appraisal review~~
 13 ~~assignment?~~

14 ~~BACKGROUND:~~

15 ~~This Advisory Opinion addresses how an appraiser may use an AVM.~~

16 ~~An AVM is a computer software program that analyzes data using an automated process. For example,~~
 17 ~~AVMs may use regression, adaptive estimation, neural network, expert reasoning, and artificial~~
 18 ~~intelligence programs.~~

19 ~~The output of an AVM is not, by itself, an appraisal. An AVM's output may become a basis for appraisal~~
 20 ~~or appraisal review if the appraiser believes the output to be credible for use in a specific assignment.~~

21 ~~An appraiser can use an AVM as a tool in the development of an appraisal or appraisal review. However,~~
 22 ~~the appropriate use of an AVM is, like any tool, dependent upon the skill of the user and the tool's~~
 23 ~~suitability to the task at hand.~~

24 ~~This Advisory Opinion applies when an appraiser uses an AVM in connection with an individual property.~~
 25 ~~This Advisory Opinion does not apply to mass appraising.~~

26 ~~An appraiser needs to know, before using an AVM, whether it is to be used:~~

27 ~~1. to perform an appraisal or appraisal review or~~

28 ~~2. solely to provide the client with AVM output.~~

29 When an appraiser uses an AVM to develop his or her own opinions or conclusions in an appraisal or
 30 appraisal review assignment, all of the USPAP rules governing that assignment apply and all of this
 31 Advisory Opinion is relevant.

32 An appraiser is not performing an appraisal or appraisal review assignment when he or she simply runs
 33 an AVM by using information provided by the client and:

34 1. does not alter the input or affect the output of the AVM, and
 35 2. does not communicate his or her own appraisal or appraisal review regarding the AVM's
 36 output.

37 If the appraiser uses an AVM only to provide the client with the AVM output, the references to the
 38 Conduct section of the ETHICS RULE and the “Communicating the AVM Output” section in this Advisory
 39 Opinion are relevant.

40 **ADVICE FROM THE ASB ON THE ISSUE:**

41 **Relevant USPAP References**

42 • Conduct section of the ETHICS RULE:

43 *An appraiser must not engage in criminal conduct.*
 44 *An appraiser must perform assignments with impartiality, objectivity, and independence, and*
 45 *without accommodation of personal interests.*

46 Further,

47 *An appraiser must not communicate assignment results with the intent to mislead or to*
 48 *defraud. An appraiser must not use or communicate a report that is known by the appraiser to*
 49 *be misleading or fraudulent.*

50 • The COMPETENCY RULE states, in part:

51 *... Competency requires: (1) the ability to properly identify the problem to be addressed; and*
 52 *(2) the knowledge and experience to complete the assignment competently; and (3)*
 53 *recognition of, and compliance with, laws and regulations that apply to the appraiser or to the*
 54 *assignment.*

55 • The Comment to the COMPETENCY RULE states, in part:

56 *Competency may apply to factors such as, but not limited to, an appraiser’s familiarity with a*
 57 *specific type of property or asset, a market, a geographic area, an intended use, specific laws*
 58 *and regulations, or an analytical method.*

59 • SCOPE OF WORK RULE:

60 *The scope of work must include the research and analyses that are necessary to develop*
 61 *credible assignment results... Appraisers have broad flexibility and significant responsibility*
 62 *in determining the appropriate scope of work for an appraisal or appraisal review*
 63 *assignment. The appraiser must be prepared to demonstrate that the scope of work is*
 64 *sufficient to produce credible assignment results... An appraiser must not allow the intended*
 65 *use of an assignment or a client’s objectives to cause the assignment results to be biased.*

- 66 • ~~Standards Rule 1-1(a):~~
- 67 ~~An appraiser must be aware of, understand, and correctly employ those recognized methods~~
- 68 ~~and techniques that are necessary to produce a credible appraisal.~~
- 69 • ~~Standards Rule 1-1(b):~~
- 70 ~~An appraiser must not commit a substantial error of omission or commission that significantly~~
- 71 ~~affects an appraisal.~~
- 72 • ~~Standards Rule 1-1(c):~~
- 73 ~~An appraiser must not render appraisal services in a careless or negligent manner, such as~~
- 74 ~~by making a series of errors that, although individually might not significantly affect the~~
- 75 ~~results of an appraisal, in the aggregate affect the credibility of those results.~~
- 76 • ~~Standards Rule 1-6(b):~~
- 77 ~~An appraiser must reconcile the applicability and relevance of the approaches, methods and~~
- 78 ~~techniques used to arrive at the value conclusion(s).~~
- 79 • ~~STANDARD 2:~~
- 80 ~~In reporting the results of a real property appraisal, an appraiser must communicate each~~
- 81 ~~analysis, opinion, and conclusion in a manner that is not misleading.~~
- 82 • ~~STANDARD 3:~~
- 83 ~~In developing an appraisal review assignment, an appraiser acting as a reviewer must~~
- 84 ~~identify the problem to be solved, determine the scope of work necessary to solve the~~
- 85 ~~problem, and correctly complete research and analyses necessary to produce a credible~~
- 86 ~~appraisal review.~~
- 87 • ~~STANDARD 4:~~
- 88 ~~In reporting the results of an appraisal review assignment, an appraiser acting as a reviewer~~
- 89 ~~must communicate each analysis, opinion, and conclusion in a manner that is not~~
- 90 ~~misleading.~~
- 91 • ~~Advisory Opinion 37, Computer Assisted Valuation Tools.~~

92 **Competency**

93 When an appraiser is asked to use an AVM in an assignment, the appraiser must ensure that he or she
 94 can comply with the requirements of the COMPETENCY RULE both prior to accepting the assignment
 95 and in the course of performing it.

96 In an appraisal assignment, an appraiser must have a basic understanding of how the AVM works in
 97 order to reasonably determine that:

- 98 1. use of the AVM is appropriate for the assignment;
- 99 2. the output of the AVM is credible for use in the assignment; and
- 100 3. the AVM does not exclude relevant market measures or factual information necessary for a
 101 credible calculation.

102 A client may suggest or request the use of an AVM in an appraisal or appraisal review assignment, but
 103 ultimately the appraiser is responsible for the decision to use or not use the AVM and its output. The
 104 appraiser must be able to reasonably conclude that the AVM's output is credible before deciding to use
 105 the AVM or rely on its output. For example, in an appraisal assignment, the credibility of the AVM output
 106 may be established by comparison to the subject market. If the appraiser concludes that using the AVM
 107 output in an assignment would be misleading, the appraiser should either use other tools to perform the
 108 analysis or decline or withdraw from the assignment.

109 **Under What Conditions May AVMs Be Used?**

110 There are five critical questions to which the appraiser should answer "yes" before deciding to use an
 111 AVM in an appraisal or appraisal review assignment:

112 1. Does the appraiser have a basic understanding of how the AVM works?

113 2. Can the appraiser use the AVM properly?

114 3. Are the AVM and the data it uses appropriate given the intended use of assignment results?

115 4. Is the AVM output credible?

116 5. Is the AVM output sufficiently reliable for use in the assignment?

117 The answers to these questions may be affected by the degree to which the appraiser can interact with
 118 the AVM.

119 The decision to use an AVM may also be affected by support information supplied by the AVM's
 120 developer, the appraiser's previous experience in using the AVM, or other available information.

121 **Database**

122 Credibility of the AVM output depends on the quality of its database and how well the AVM is designed to
 123 analyze that database. When using an AVM in an appraisal or appraisal review assignment, the
 124 appraiser must have reason to believe the AVM appropriately uses data that are relevant.

125 **Understanding and Control of the AVM**

126 When using an AVM in an appraisal or appraisal review assignment, an appraiser should have a basic
 127 understanding of how the AVM analyzes data to determine whether the AVM measures and reflects
 128 market activity for the subject property. The appraiser does not need to know, or be able to explain, the
 129 AVM's algorithm or intricacies of its statistical or mathematical formulae. However, the appraiser should
 130 be able to describe the AVM's overall process and verify that the AVM is consistent in producing results
 131 that accurately reflect prevailing market behavior for the subject property.

132 AVMs differ in the number and type of data characteristics as well as in the volume of data analyzed. The
 133 appraiser should know which characteristics (e.g., size, location, quality) are analyzed and how the
 134 analysis is tested for accuracy and reasonableness. The appraiser should ascertain that the
 135 characteristics analyzed are those to which the market responds. Some AVMs allow the appraiser to
 136 select the data analyzed on the basis of, for example, distance from subject, size, or age of the
 137 improvements. An appraiser's ability to change the AVM's selection parameters may affect the
 138 appraiser's decision to use or rely on the AVM output.

139 The appraiser should be aware that the AVM may not perform consistently given the same input criteria.
 140 The appraiser should be confident of the AVM's credibility when applied to a specific property. The
 141 appraiser decides whether to rely on the AVM output, regardless of the AVM's overall test performance.
 142 In some cases, the appraiser may accept the AVM's output, while in other cases that same AVM's output
 143 would not be acceptable.

144 **Communicating the AVM Output**

145 Appraisers must ensure that their communication of an AVM's output is not misleading.

146 An AVM's output is not, by itself, an appraisal, and communication of an AVM's output is not, in itself, an
 147 appraisal report. When an AVM is used in an appraisal or appraisal review assignment, information
 148 furnished about an AVM in the appraiser's report must satisfy the reporting requirements applicable to
 149 the type of report provided (e.g., in the case of a real property appraisal, an Appraisal Report or
 150 Restricted Appraisal Report). The appraiser should cite the name and version of the AVM software and
 151 provide a brief description of its methods, assumptions, and level of allowed user intervention. The report
 152 should, to the extent possible, identify the database (e.g., Multiple Listing Services) and the data
 153 analyzed.

154 An appraiser bound by USPAP may be asked to run an AVM and communicate its output without
 155 performing an appraisal or appraisal review assignment. For example, an appraiser may be asked to
 156 simply enter property characteristics provided by the client but not alter the input or affect the AVM's
 157 output. In this specific instance, the appraiser is not acting in the capacity of an appraiser but rather is
 158 functioning only as an AVM operator. In such a situation, an appraiser must carefully avoid any action
 159 that could be considered misleading or fraudulent. The appraiser should take steps to ensure that
 160 communication of the AVM's output is not misconstrued as an appraisal or appraisal review report. For
 161 example, appraisers should:

- 162 1. not communicate their opinions or conclusions as an appraiser regarding the credibility or
 163 reliability of the AVM's output;
- 164 2. not provide an appraiser's certification or statement of limiting conditions in connection with the
 165 AVM's output; and
- 166 3. ensure that their role as only an AVM operator is clearly indicated if their signature or other
 167 identification marks appear on document(s) used to communicate the AVM's output.

168 **Analyzing an AVM's Effectiveness**

169 An appraiser bound by law, regulation, or an agreement to comply with USPAP may be asked to analyze
 170 and comment on the effectiveness of an AVM for a stated intended use. Such a request involves an
 171 aspect of value and thereby this would be an appraisal practice service, but one for which USPAP has no
 172 specific performance standards.

173 Before agreeing to perform such an assignment, an appraiser bound to comply with USPAP must ensure
 174 compliance with the ETHICS RULE, the COMPETENCY RULE, and the JURISDICTIONAL EXCEPTION
 175 RULE. To meet the COMPETENCY RULE, at a minimum, the appraiser should also have a basic
 176 understanding of how the AVM works.

177 **Review of the Output of an AVM**

178 An appraiser bound by law, regulation, or an agreement to comply with USPAP may be asked if the
 179 output of an AVM is credible for a specific property, given the intended use of the AVM's output. Such a
 180 request involves an aspect of value and thereby making this determination is an appraisal practice
 181 service, but one for which USPAP has no specific performance standards. The appraiser must ensure
 182 compliance with the ETHICS RULE, the COMPETENCY RULE, and the JURISDICTIONAL EXCEPTION
 183 RULE.

184 **Review of an Appraisal Report Containing Output of an AVM**

185 An appraiser may be asked to review an appraisal report that includes an opinion of value based on the
 186 output of an AVM. This is an appraisal review assignment under USPAP which must follow the
 187 requirements of STANDARDS 3 and 4. This kind of appraisal review assignment may be performed if the
 188 appraiser conducting the review understands how the AVM works and can form an opinion as to the
 189 adequacy and relevancy of the data and the appropriateness of the analysis, based on the information
 190 provided in the report under review.

191 **Use of an AVM in an Appraisal Review Assignment**

192 An AVM may be used in the process of reviewing a real property appraisal report. The appraisal reviewer
 193 may use the AVM to test the reasonableness of the value conclusion in the report under review if the
 194 appraisal reviewer has a basic understanding of how the AVM works, can use the AVM properly,
 195 determines that use of the AVM is appropriate for the appraisal review assignment, and believes the
 196 AVM output is credible and sufficient for the appraisal review assignment.

197 **Illustrations:**

198 1(a). Staff Appraiser D, who has access to market databases, is asked to use an AVM to process
 199 information. When Appraiser D runs the AVM, she has done no other appraisal research.
 200 Appraiser D does not apply any of her appraisal knowledge or judgment in operating the AVM.
 201 Appraiser D has entered only property characteristics provided by the client and does not know
 202 how the AVM analyzes the data. Is the AVM output an appraisal?

203 No. The AVM output by itself is not an appraisal. Appraiser D did not apply her appraisal
 204 knowledge, judgment, or expertise, nor did she represent that the output was her own
 205 opinion of value.

206 Appraiser D must be very careful in communicating the AVM output to ensure that there is
 207 no misunderstanding as to her role in operating the AVM or communicating its output. For
 208 example,

209 Appraiser D should:

- 210 1. not communicate her opinions or conclusions as an appraiser regarding the credibility
 211 or reliability of the AVM's output;
- 212 2. not provide an appraiser's certification or statement of limiting conditions in connection
 213 with the AVM's output; and
- 214 3. ensure that her role as only an AVM operator is clearly indicated if her signature or
 215 other identification mark appears on documents used to communicate the AVM's output.

216 1(b). Staff Appraiser D receives AVM output from a coworker who is not an appraiser. Appraiser
 217 D is requested to determine if the AVM output is credible, given the intended use. What can
 218 Appraiser D do?

219 Appraiser D should not express an opinion regarding value. However, the request
 220 involves an aspect of value and, therefore, Appraiser D can indicate if the AVM output is
 221 credible. USPAP includes no specific performance standards for this kind of service.
 222 However, because performing the service requires an appraiser to consider an aspect of
 223 property value, it is part of appraisal practice. Appraiser D must, therefore, ensure
 224 compliance with the ETHICS RULE, the COMPETENCY RULE, and the
 225 JURISDICTIONAL EXCEPTION RULE.

226 1(c). After staff Appraiser D has received the AVM output, can she incorporate the information
 227 into the appraisal process?

228 Yes. However, Appraiser D must be able to understand how the AVM works and
 229 determine that the information analyzed is credible and reliable.

230 2. Appraiser V provides residential appraisals to Client A, whose intended use is to document
 231 security for equity lines of credit. Appraiser V has determined that Orange Box AVM is sufficiently
 232 reliable to use as a tool in these appraisals. Orange Box AVM was recently used by Appraiser V
 233 on a house in a suburban single-family residential subdivision.

234 Client B requests Appraiser V to use Orange Box AVM, alone, for a relocation appraisal
 235 assignment on an identical house in the same subdivision. Can Appraiser V use Orange Box
 236 AVM alone in this relocation appraisal assignment?

237 AVM itself and the AVM output for Client A's needs may not be appropriate for Client B's
 238 needs.

239 Client A's intended use of the appraisal is to document security for an equity line of credit.
 240 Typically, Client A's lending decision is based primarily on the homeowner's capacity to
 241 pay the debt and only secondarily on the value of the house. The reliability expectation of
 242 the value opinion needed by Client A is relatively low.

243 The intended use of the relocation appraisal for Client B is to develop an opinion of a sale
 244 price of the house under very specific conditions. Typically, the reliability expectation of
 245 the opinion needed by Client B is relatively high because their intended use involves a
 246 near-term transfer of the house, with immediate financial implications. Appraiser V must
 247 determine if Orange Box AVM's output is sufficiently reliable to meet Client B's stated
 248 expectations.

249 3(a). Appraiser A developed a regression analysis model that suggests a relationship between
 250 the size of a residence and the price per square foot of similar residences in a specific market.
 251 This relationship has been confirmed by market behavior, and the database used is believed to
 252 be reliable. Can the appraiser use the regression analysis model in other appraisal assignments
 253 of similar properties in the same market?

254 Yes, because the appraiser knows how the regression analysis model works, has
 255 independently tested the conclusions it provides, and believes the database is reliable.

256 However, the appraiser must consider whether the AVM output is credible and reliable for
 257 each assignment on a case by case basis.

258 3(b). Appraiser A’s friend, Appraiser B, works in a different market area. Appraiser B is impressed
 259 with Appraiser A’s model and wants to use the model in Appraiser B’s market area. Can
 260 Appraiser B use Appraiser A’s model?

261 Yes, if Appraiser B understands how Appraiser A’s model works and verifies by
 262 independent testing that the model produces reliable results in Appraiser B’s market area
 263 and that the database used by Appraiser B reflects behavior in Appraiser B’s market area.
 264 However, the appraiser must consider whether the AVM output is credible and reliable for
 265 each assignment on a case by case basis.

266 4(a). A client of Appraiser A requests that Appraiser A use Blue Box AVM. The client says, “Since
 267 we are only doing residential appraisals, you can skip the cost and income approach. To lower
 268 the cost of the appraisal just use the Blue Box AVM results as the basis for your value
 269 conclusion.” The client also says, “Blue Box AVM makes thirteen adjustments, and that is all that
 270 the appraiser needs to be concerned with.” The Blue Box AVM developer feels that appraisers
 271 cannot understand this new technology and that appraisers do not need to know how the thirteen
 272 adjustments are made. What should Appraiser A do?

273 Appraiser A should:

274 1. learn how the Blue Box AVM works;

275 2. determine if he can use the AVM properly; and,

276 3. given the intended use, determine if the output of Blue Box AVM is credible and
 277 sufficiently reliable for use in the assignment.

278 If Appraiser A cannot understand how the Blue Box AVM works or concludes that the
 279 results are not credible, given the intended use, Appraiser A should discuss the issue with
 280 the client. This discussion may result in a modified scope of work or in the appraiser
 281 declining the assignment.

282 4(b). Another client requests that Appraiser A consider Green Box AVM. The client indicates that
 283 Appraiser A can modify six of the thirteen items analyzed in Green Box AVM, such as the
 284 distance within which the comparables are selected and the size range (square footage) of the
 285 comparables. The developer of Green Box AVM will also describe how the AVM works and
 286 provide the results of test data, which indicate that the model is reliable. What should Appraiser A
 287 do?

288 Appraiser A should follow the same steps described in 4(a).

Proposed Retirement of Advisory Opinion 37, *Computer Assisted Valuation Tools (AO-37)*

ADVISORY OPINION 37 (AO-37)

This communication by the Appraisal Standards Board (ASB) does not establish new standards or interpret existing standards. Advisory Opinions are issued to illustrate the applicability of appraisal standards in specific situations and to offer advice from the ASB for the resolution of appraisal issues and problems.

SUBJECT: Computer Assisted Valuation Tools

APPLICATION: Real Property

THE ISSUE:

Appraisers rely upon market data as the basis for their opinions and conclusions. This data is used by appraisers to analyze and report on market trend information (e.g., median sale prices, rent trends, marketing time, etc.), or the impact different features have on their subject's value (i.e., appropriate adjustments).

Appraisers have access to technology that enables them to automate some aspects of the appraisal process. Regression analysis is a common example, but there are others as well. These tools generate information that once had to be calculated by hand. The information generated by this technology can enable appraisers to produce appraisals and appraisal reviews with greater credibility, but its misuse can have the opposite effect. What steps should an appraiser take to comply with USPAP when using information generated by these types of resources?

BACKGROUND:

This Advisory Opinion addresses an appraiser's obligations when relying upon adjustments, trend analyses, or other information generated by software or various online services. Two such examples of these tools are:

- **Regression Analysis Tools:** A regression analysis tool is a computer software program that analyzes data using an automated process. It is a statistical process used for determining relationships among variables. For example, an appraiser may wish to determine if the market recognizes a relationship between the size of a property and its price per square foot.

- **Multiple Listing Services:** These services publish listings of properties for sale in a given marketplace. Typically, these services have a function that can provide subscribers with an analysis of past sale trends, such as average prices, sales volume, days on market, etc.

Automated Valuation Models (AVMs) and Discounted Cash Flow Analysis (DCF) are addressed separately in other advisory opinions, AO 18 and AO 33, respectively. The output of an AVM or DCF may become a basis for appraisal or appraisal review if the appraiser believes the output to be credible for use in a specific assignment. The output of computer assisted valuation tools are most often used as analytical tools within one or more approaches to value.

Stand-alone software or various online services can be useful tools that allow appraisers to enhance their appraisals. Some residential lenders are increasingly requiring appraisers to provide additional

37 support for their adjustments. In the past, these forms of analysis would have been prohibitively difficult
 38 for an appraiser to provide in the normal course of business. Appraisers sometimes meet this request by
 39 providing a regression analysis, or a software-generated matched-pair analysis. There are software
 40 packages available to appraisers that make this relatively simple. Some residential form software
 41 vendors include these functions as an integral part of their product. Many modern Multiple Listing
 42 Services now have integrated analytical tools to accommodate the needs of their appraiser members.
 43 Some appraisers create their own tools using commercially available spreadsheet software.

44 **ADVICE FROM THE ASB ON THE ISSUE:**

45 **Relevant USPAP and Advisory References**

- 46 • The Conduct section of the ETHICS RULE states, in part:
 - 47 ~~–An appraiser must not communicate assignment results with the intent to mislead or to~~
 - 48 ~~defraud.~~
 - 49 ~~–An appraiser must not use or communicate a report or assignment results known by the~~
 - 50 ~~appraiser to be misleading or fraudulent.~~
- 51 • The RECORD KEEPING RULE states, in part:
 - 52 ~~The workfile must include all other data, information, and documentation necessary to~~
 - 53 ~~support the appraiser’s opinions and conclusions and to show compliance with USPAP, or~~
 - 54 ~~references to the location(s) of such other data, information, and documentation.~~
- 55 • The COMPETENCY RULE states, in part:
 - 56 ~~Competency requires: (1) the ability to properly identify the problem to be addressed; (2)~~
 - 57 ~~the knowledge and experience to complete the assignment competently; and (3)~~
 - 58 ~~recognition of, and compliance with, laws and regulations that apply to the appraiser or to~~
 - 59 ~~the assignment.~~
- 60 • The Comment to the COMPETENCY RULE states, in part:
 - 61 ~~Competency may apply to factors such as, but not limited to, an appraiser’s familiarity with~~
 - 62 ~~a specific type of property or asset, a market, a geographic area, an intended use, specific~~
 - 63 ~~laws and regulations, or an analytical method.~~
- 64 • The SCOPE OF WORK RULE includes:
 - 65 ~~–The scope of work must include the research and analyses that are necessary to~~
 - 66 ~~develop credible assignment results.~~
 - 67 ~~–Appraisers have broad flexibility and significant responsibility in determining the~~
 - 68 ~~appropriate scope of work for an appraisal or appraisal review assignment.~~
 - 69 ~~–An appraiser must be prepared to demonstrate that the scope of work is sufficient to~~
 - 70 ~~produce credible assignment results~~
 - 71 ~~–An appraiser must not allow the intended use of an assignment or a client’s objectives to~~
 - 72 ~~cause the assignment results to be biased.~~
- 73 • Standards Rule 1-1(a):
 - 74 ~~An appraiser must be aware of, understand, and correctly employ those recognized~~
 - 75 ~~methods and techniques that are necessary to produce a credible appraisal.~~

- 76 • Standards Rule 1-1(b):
- 77 *An appraiser must not commit a substantial error of omission or commission that*
- 78 *significantly affects an appraisal.*
- 79 • Standards Rule 1-1(c):
- 80 *An appraiser must not render appraisal services in a careless or negligent manner, such*
- 81 *as by making a series of errors that, although individually might not significantly affect the*
- 82 *results of an appraisal, in the aggregate affect the credibility of those results.*
- 83 • Standards Rule 1-6(a):
- 84 *An appraiser must reconcile the quality and quantity of data available and analyzed within*
- 85 *the approaches used;*
- 86 • Standards Rule 1-6(b):
- 87 *An appraiser must reconcile the applicability and relevance of the approaches, methods*
- 88 *and techniques used to arrive at the value conclusion(s).*
- 89 • STANDARD 2:
- 90 *In reporting the results of a real property appraisal, an appraiser must communicate each*
- 91 *analysis, opinion, and conclusion in a manner that is not misleading.*
- 92 • STANDARDS 3 and 4:
- 93 *In developing an appraisal review, an appraiser must identify the problem to be solved,*
- 94 *determine the scope of work necessary to solve the problem, and correctly complete*
- 95 *research and analyses necessary to produce a credible appraisal review. In reporting the*
- 96 *results of an appraisal review assignment, an appraiser must communicate each analysis,*
- 97 *opinion, and conclusion in a manner that is not misleading.*
- 98 • Advisory Opinion 18, *Use of an Automated Valuation Model.*
- 99 • Advisory Opinion 33, *Discounted Cash Flow Analysis.*

100 **Competency**

101 The COMPETENCY RULE specifically states that competency may apply to an analytical method.
 102 Technology that performs statistical analyses is simple to use but still requires competence. When using
 103 computer-assisted valuation tools in an appraisal or appraisal review assignment, an appraiser should
 104 have a basic understanding of how it analyzes data to determine whether the computer-assisted
 105 valuation tool measures and reflects market activity for the property that is being analyzed.

106 The appraiser does not need to know, or be able to explain, the tool's algorithm, or the intricacies of its
 107 statistical or mathematical formulae. However, the appraiser should be able to describe the overall
 108 process and verify that the computer-assisted valuation tool is consistent in producing results that
 109 accurately reflect prevailing market behavior for the property that is being analyzed.

110 For example, a calculation of both the mean (average) and median of a given data sometimes yield
 111 different results. Either may be appropriate for use but it is the appraiser's responsibility to make that
 112 determination. Proper application of these results must also be consistent. For example, it would not be
 113 appropriate to compare the mean sale price of office space in one year to the median sale price of office

114 space from a different year. Likewise, an appraiser should not employ terminology (e.g., standard
 115 deviation, coefficient of variation, etc.) without understanding what that terminology means.

116 **Data**

117 The credibility of any analysis that incorporates output from computer assisted valuation tools depends
 118 on the quality of its data and how well the tool is designed to analyze that data. When using one of the
 119 tools in an appraisal or appraisal review assignment, the appraiser must have reason to believe it
 120 appropriately uses data that is relevant.

121 The size of the database does not necessarily mean that the output is directly applicable. A sample of
 122 dozens of sales may appear to yield a well-supported correlation between size and price per acre. But if
 123 the sales would not otherwise be deemed comparable, they should not be included as part of the
 124 sample. The sales may be credible comparisons if the analysis takes into account the differences, but it
 125 is the appraiser's responsibility to determine if the source data is comparable as is, or if some
 126 adjustments are necessary prior to generating a relationship.

127 **Use of Computer Assisted Valuation Tools**

128 Standards Rule 1-1(b) states that the appraiser must not commit a substantial error of omission or
 129 commission that significantly affects an appraisal. Output from computer assisted valuation tools is
 130 typically used only as a portion of the analysis the appraiser relies upon to develop assignment results. A
 131 single error, which on the surface may appear minor, could have a compounding effect that could have a
 132 noteworthy impact on the results of the assignment.

133 When using computer assisted valuation tools, the appraiser is responsible both for selecting the
 134 appropriate input parameters and also for being proficient in the use of the technology to ensure the
 135 correct input of those parameters. The calculations performed by a computer assisted valuation tool may
 136 always be mathematically correct and easily duplicated. But if either of these criteria is not met, reliance
 137 upon the output of the computer assisted valuation tool's calculation may not provide credible results.
 138 Depending on how the appraiser relies upon this data, inappropriate information may impact the results
 139 of the assignment.

140 Statistical tools may be employed to support adjustments. Because of the number of independent
 141 variables required for analysis of both residential and non-residential properties, a useful statistical tool is
 142 multiple linear regression. The number of variables requires the utilization of an adequate sample size.
 143 Multiple linear regression may also be a valuable analytical tool in quantifying and supporting
 144 adjustments.

145 Appraisers must also have at least a basic understanding of statistics. For example, regression analysis
 146 is based upon complex calculations. Appraisers do not need to be able to duplicate those calculations
 147 but must understand how to use the output. They must be able to recognize a graph that shows a strong
 148 relationship between the variables and one that does not. Reliance on a weak correlation of the data will
 149 directly impact the credibility of the conclusion drawn using that information.

150 The appraiser must also be aware of what information is used as the input and how to properly apply the
 151 output. The appraiser may have developed a credible adjustment for market conditions in one appraisal,
 152 but the appraiser must consider whether or not the data upon which that adjustment was supported is
 153 based upon data that is suitable for comparison to the subject of another appraisal.

154 A regression analysis that correlates the sale prices per acre of land sales to the size of each lot may
 155 either be based upon the unadjusted or adjusted sale prices. If unadjusted, the appraiser may need to
 156 perform additional analysis before applying the result to the subject.

157 When using any of these analytical tools, the appraiser is responsible for the accuracy of the output.
 158 Thus, the appraiser must have confidence that the technology uses data that is relevant and that the
 159 output is mathematically correct and sufficiently reliable for use in the assignment.

160 Regardless of the tool chosen, the appraiser is responsible for the entire analysis, including selection of
 161 the source data, the calculations, and the resulting output. Appraisers should use sufficient care to avoid
 162 errors that would significantly affect their opinions and conclusions. Diligence is required to identify and
 163 analyze the factors, conditions, data, and other information that would have a significant effect on the
 164 credibility of the assignment results.

165 When using a computer-assisted valuation tool, an appraiser must not simply rely on the output of data
 166 programs which claim to give support for adjustments without an understanding that the output is
 167 credible. Reliance on this data without understanding the output could place credibility of assignment
 168 results in doubt.

169 **Additional Considerations**

170 Appraisers may rely upon forms of technology other than computer-assisted valuation tools. The advice
 171 provided in this Advisory Opinion can, in large part, be applied to those tools as well. One such example
 172 is software that calculates the size of the subject property (CAD, or computer-aided design software).
 173 Appraisers use these programs to illustrate the floorplan of the subject and, by including dimensions,
 174 calculate building size. As with valuation tools, the appraiser is responsible for the accuracy of the
 175 measurements, correctly identifying how each area is to be classified (e.g., living area, basement,
 176 garage, etc.), and that the resulting calculation is accurate and appropriate for use in producing credible
 177 assignment results.

178 **Reporting Requirements**

179 Standards Rule 2-2(a)(x) states, in part:

180 *The content of an Appraisal Report must be appropriate for the intended use of the appraisal and,*
 181 *at a minimum: provide sufficient information to indicate that the appraiser complied with the*
 182 *requirements of STANDARD 1 by: (1) summarizing the appraisal methods and techniques*
 183 *employed, and ... (5) stating the information analyzed and the reasoning that supports the*
 184 *analyses, opinions, and conclusions, including reconciliation of the data and approaches.*

185 This could be accomplished by summarizing the input parameters and the analysis in the report and the
 186 rationale for selecting those parameters. The summary might also be supported by graphs, tables,
 187 charts, screen captures, etc. that are generated by the tools.

188 This may include all of the input parameters, how the source data was obtained, the resulting output, the
 189 software used, including the version number, or the online service relied upon, and the date of the
 190 analysis. Events beyond the appraiser's control may make it impossible to reproduce the exact same
 191 output results at a later date. For example, a software vendor might refine the algorithm, or there may be
 192 a different vendor altogether. The information retained in the workfile must be sufficient to support the
 193 analyses that were the basis for the report.

194 **Illustrations:**

195 1. Q: A stand-alone program will calculate the replacement cost of the office building that is being
 196 appraised. The software's output is notably different from the actual costs submitted by the
 197 builder. On which cost estimate should the appraiser rely?

198 A: Standard Rule 1-4(b)(ii) requires that the appraiser "analyze such comparable cost data as are
 199 available to estimate the cost new of the improvements (if any)." Therefore, the appraiser should
 200 not simply accept one cost calculation or another without careful analysis.

201 The appraiser should double check and reconsider the factual data being input. Likewise, the
 202 appraiser should review the cost contract submitted to verify that it also is based upon the same
 203 assumptions (e.g., all items included, any personal property included, arm's-length transaction,
 204 etc.) and that the calculations are correct. After doing so, the appraiser can determine whether
 205 the proposed cost or the software's output is more credible.

206 2. Q: An appraiser has purchased a software package that has multiple functions, such as market
 207 analysis, deriving adjustments for physical characteristics, automatically inputting information
 208 from the local MLS, and more. He uses the program to develop an adjustment for an in-ground
 209 pool. The program provides that amount and reports the standard deviation. The appraiser is not
 210 familiar with this term. He assumes that a large standard deviation is better so he decides to
 211 employ that adjustment. Is the appraiser correct in deciding that the output was credible?

212 A: No. The COMPETENCY RULE requires that an appraiser have the knowledge to complete the
 213 assignment competently. An appraiser must have at least a basic understanding of statistics in
 214 order to rely upon the output. By relying upon unfamiliar terminology, the appraiser is not
 215 complying with the COMPETENCY RULE.

216 **SUMMARY:**

- 217 • Computer assisted valuation tools that are available to the appraiser are often used in
 218 developing value opinions in concert within one or more approaches.
- 219 • The output of computer assisted valuation tools is most often used as an analytical tool within
 220 one or more approaches to value.
- 221 • The information generated by these types of valuation tools is merely a calculation that once
 222 had to be calculated by hand; it is not a substitute for an appraiser's judgment.
- 223 • Appraisers may find analytic tools useful for supporting their adjustments.
- 224 • Regardless of the tool chosen, the appraiser is responsible for the entire analysis including the
 225 controlling input, the calculations, and the resulting output.
- 226 • Appraisers must be proficient in the use of their chosen technology to ensure that they have
 227 correctly selected and input appropriate parameters.
- 228 • If the appropriate parameters are not correctly entered into the program, the information
 229 provided may neither meet the requirements of the assignment nor provide credible assignment
 230 results.
- 231 • Appraisers must have an understanding of statistical analysis and not employ terminology
 232 and/or methodology with which they are not familiar.
- 233 • It is the responsibility of the appraiser to ensure that the controlling input is consistent with
 234 market evidence and prevailing market attitudes.

235

• ~~Output should be tested and checked for errors and reasonableness.~~

236

• ~~Information retained in the workfile must be sufficient to support the analyses.~~



Quarterly Newsletter - February 2026

To submit a story, update, or announcement for the next quarterly newsletter, please email: Brandy March at brandy.march@aaro.net or Fran Oreto at franfreab@gmail.com. The next quarterly update will be sent around April 2025.

Catch the Wave: Spring 2026 is Calling!

The countdown is officially on. In just a few short months, we'll be swapping our desks for the sun-drenched shores of San Diego for the Spring 2026 AARO Conference.

If you haven't marked your calendar yet, now is the time. We aren't just planning another series of slideshows: we're building an immersive experience designed to recharge your professional battery and spark the kind of "aha!" moments that only happen when the industry's brightest minds gather in one place.

Don't Miss the Boat

Early bird perks and preferred hotel blocks are filling up fast. Whether you're coming for the keynote insights or the unmatched networking, making sure you're "in the room" starts with a single click.

Secure Your Spot

Everything you need from the speaker lineup to registration details is live on our official landing page:

[Spring 2026 AARO Conference - San Diego](#)



Bid High, Impact Higher: The Return of the Silent Auction!

We are thrilled to announce a fun addition to our Spring 2026 AARO Conference: We're reviving the Silent Auction! This is a unique opportunity for the AARO family to come together, showcase some incredible items, and support AARO—all while indulging in a little friendly competition. Whether it's a luxury experience, a piece of tech, a rare collectible, or items unique to your state, your contribution can make this debut a massive success.

We Need Your Treasures!

To make this auction unforgettable, we are looking for high-quality donations from our talented network. Do you have access to something special? We are currently seeking:

- Experiences: Vacation rentals, behind-the-scenes tours, or event tickets.
- Professional Services: Consulting sessions, photography packages, or wellness retreats.
- Goods: Electronics, designer accessories, or unique artwork.
- **Consumable & Travel Friendly Goods: State-specific items (food, snacks, sports jerseys), company logoed goods, books, and gift certificates.**

Auction Guidelines & Updates

- No Alcohol: We cannot accept donations of wine, spirits, or beer for the silent auction.
- Sales Tax: Just a reminder that the winning bidder is responsible for any applicable taxes on their items at checkout.

A Note on Large Items

Don't let size hold you back! If you have a larger-than-life item that you'd love to donate, we have a solution to keep things seamless. We highly encourage donors of large items to **include pre-arranged shipping to**

the winner's home as part of the donation package. This ensures your item gets the bids it deserves without the "How do I get this home?" headache for our guests.

Please be advised that the hotel applies a storage fee for any auction items shipped ahead of the event. We recommend bringing items in person or coordinating shipments to arrive just before the start date to avoid these additional charges. Another popular option is to email/upload photos of your item to Brandy and have the item shipped directly to the winning bidder from your State. Buying items locally upon arrival is also a great way to bypass shipping logistics entirely! If you still wish to have your item shipped to the hotel, please contact Brandy (brandy.march@aaro.net) to obtain the required shipping details and fees.

How to Get Involved

Ready to put your item in the spotlight? Contributing is simple:

1. **Sign up to Submit Your Item:** [Link to form](#)
2. **Deadline:** All donation commitments must be received by April 27, 2026, at Noon, Pacific Standard Time.
3. **Spread the Word:** Know a business or individual who would love the exposure? Feel free to share this opportunity!

Help us transform this silent auction into a hallmark of our community's spirit. Your unique contributions are the heartbeat of this event - let's make this year's haul the one they talk about for years. We can't wait to see what you bring to the table this year!

2026 OFFICERS & DIRECTORS

PRESIDENT – Dennis Badger, Kentucky

PRESIDENT-ELECT - Justin Barney, Utah

VICE PRESIDENT - Mark Smeltzer, Pennsylvania

TREASURER - Eric Brinton, Idaho

SECRETARY - MiChell Bird, Idaho

IMMEDIATE PAST PRESIDENT - Tom Veit, Kentucky

DIRECTORS

Larry Disney, Arkansas

Erin Dixson, Minnesota

Pete Fontana, Iowa

Angela Jemmott, California

Bryn Kaelin, Utah

Leon Lewis, District of Columbia

Ed Neelly, Mississippi

Fran Oreto, Florida

Russel Rice, West Virginia

Don Rodgers, North Carolina

ALTERNATE DIRECTORS

Nick Barker, Wyoming

Dave Cherner, Minnesota

Neva Conway, Alabama

Diana Piechocki, Arkansas

Jeremy Reed, Illinois

Highlighted States

TEXAS

Texas Appraiser Licensing &
Certification Board (TALCB)

Texas Appraiser Licensing &
Certification Board

P.O. Box 12188, Austin, TX
78711-2188

[Click here for website](#)



Texas is known for:

Texas is primarily known as the "Lone Star State," a massive, influential state renowned for its cowboy culture, oil industry, and distinct cuisine, specifically barbecue and Tex-Mex. It is famous for the historic Alamo in San Antonio, its sprawling ranching history, live music scenes (particularly in Austin), and a strong, independent identity.

Fun Facts:

Texas is a whole other country—literally and figuratively. Whether you're here for the history, the food, or the sheer scale of the place, the Lone Star State never does anything small.

Mind-Blowing Texas Trivia

- The "Six Flags" are Real: Before it was a state, Texas was ruled by six different nations: Spain, France, Mexico, the Republic of Texas, the Confederacy, and finally, the U.S.
- Off the Grid: Texas is the only state in the contiguous U.S. with its own independent power grid (ERCOT), keeping it separate from the rest of the nation.
- Big is an Understatement: It's larger than the entire country of France. In fact, the famous King Ranch is actually bigger than the state of Rhode Island.
- The Bat Signal is Real: Texas hosts more bat species than any other state. Austin's Congress Avenue Bridge is home to North America's largest urban bat colony.
- History with Height: The Texas State Capitol stands 15 feet taller than the U.S. Capitol in D.C. because, well... Texas.
- The Lightning Capital: In 2024 alone, Texas recorded over 40 million

lightning strikes—more than anywhere else in the country.

- Birthplace of Greats: From the first rodeo (Pecos, 1883) to the invention of Dr. Pepper and the Margarita, Texas knows how to throw a party.

Must-See Stops

- History & Icons: Step into the past at The Alamo, blast off at Space Center Houston, or catch a real-life cattle drive at the Fort Worth Stockyards.
- City Vibes: Stroll the scenic San Antonio River Walk or catch a show in Austin, the undisputed "Live Music Capital of the World."
- Hidden Gems: Explore the subterranean wonders of the Natural Bridge Caverns or sip your way through the charming Fredericksburg vineyards.
- Culture: Take a breath at the stunning Dallas Arboretum or dive into history at the Sixth Floor Museum.

Quick Facts:

Nickname: The Lone Star State

Name Before Statehood: Republic of Texas

Statehood: December 29, 1845 (28th)

Capital: Austin

Population: 31.29 million (2024)

State Motto: "Friendship"

Texas isn't just a state; it's a flavor profile. If you're looking to capture the "Lone Star" spirit on a plate, here is the essential hit list of what makes Texas dining legendary:

- Texas Barbecue: The holy trinity of smoked meats. While brisket is the undisputed king, the ribs and "hot guts" sausage play a massive supporting role. Just remember: in the best joints, the sauce is optional, but the post-meal nap is mandatory.
- Tex-Mex Fusion: This isn't just "Mexican food"—it's a cultural pillar. From sizzling fajitas and velvety queso to the "official state dish," chili con carne, it's a masterclass in cheese, cumin, and comfort.
- Chicken Fried Steak: Imagine a succulent steak treated like fried chicken. It's breaded, deep-fried to a golden crunch, and drowned in thick, peppery white gravy. It is the ultimate "don't count the calories" meal.

- Kolaches & Klobasniky: A sweet (or savory) nod to Texas's Czech heritage. These fluffy pastry pillows come stuffed with everything from apricot jam to jalapeño sausage—the breakfast of champions for any Texas road trip.
- The "Bowl of Red": Authentic Texas chili is a serious business. It's a thick, spicy, all-meat powerhouse. Rule number one? No beans. If you add beans, it's just a soup; if you eat it in Texas, it's a lifestyle.
- Gulf Coast Treasures: Down south, the menu shifts to the sea. We're talking fresh-shucked oysters, crispy fried shrimp, and messy, spicy crawfish boils that bring the whole neighborhood together.

Note: Texas is one of the few places where "Barbecue" is a noun, a verb, and a valid reason to wait in line for three hours at 10:00 AM.

Utah

Utah Division of Real Estate

160 E Broadway #205

Salt Lake City, UT 84111

[Click here for website](#)



Utah is known for:

Built on Industry, bound by Cooperation: Utah's 'Beehive' legacy began in 1847, when pioneers turned a vision of hard work into the bedrock of a state. Utah isn't just a state; it's an outdoor playground on a cinematic scale. From the surreal hoodoos of Bryce Canyon to the jagged peaks of Park City, the scenery shifts from desert gold to mountain green with the turning of a season. While the "Mighty 5" National Parks draw the crowds, the real magic hides in the details: the eerie silence of Goblin Valley, the sapphire waters of Lake Powell, and the glittering canopy of the nation's highest concentration of Dark Sky Parks. Whether you're carving through world-class powder or mountain biking across ancient sandstone, Utah provides the ultimate backdrop for those who refuse to stay indoors.

Fun Facts:

Nature's Heavyweight Champion

- The Trembling Giant: Utah's "Pando" is a colony of 47,000 genetically

identical aspen trees sharing one massive root system. Weighing 6,000 tons, it is one of the heaviest living organisms on Earth.

- Forests Everywhere: Utah is the only state in the U.S. where every single county contains a portion of a national forest.

Inventions & Icons

- TV's High School Origins: Utah native Philo T. Farnsworth sketched the vacuum tube concept—the foundation of television—as a high school student. His teacher initially dismissed it!
- Frisbee & Fried Chicken: The Frisbee was born from the mind of Richfield-born Walter Morrison. Even more surprising? The first-ever KFC franchise opened in Salt Lake City in 1952, not in the South.

Prehistoric Power

- The Real Movie Monster: The 23-foot-long Utahraptor is the actual beast Hollywood portrays; real-life Velociraptors were only the size of turkeys.
- Dino-Hub: 75 million years ago, Utah was the heart of a swampy landmass called Laramidia, making it a world-class fossil goldmine today.

Speed, Salt, and Skids

- The 6-Mile Skid: In 1964, Craig Breedlove left the world's longest skid mark (6 miles long) at the Bonneville Salt Flats after losing control of his jet-powered car.
- Super Salty: The Great Salt Lake holds 5 billion tons of salt. Some sections are 9x saltier than the ocean, making you float like a cork.

Holes, Hollywood, and Heart

- Visible from Orbit: The Bingham Canyon Mine is a quarter-mile deep—large enough to stack two Willis Towers inside. It is one of the few man-made structures astronauts can see from space.
- Little Hollywood: Kane County's rugged beauty has hosted so many Westerns (like *Stagecoach*) it's a cinematic legend.
- A Heart of Gold: Utah consistently ranks #1 in the U.S. for charity, leading the nation in volunteer hours and percentage of income donated.

Quick Facts

Nickname: The Beehive State

Name Before Statehood: the State of Deseret (1849-1850), Utah Territory (1850-1896)

Statehood: January 4, 1896

Capital: Salt Lake City

Population: 3,538,904 (2025)

Motto: "Industry"

The Utah Staples: A Flavor Guide

To understand Utah, you have to eat like a Utahn. The state's culinary identity is built on a foundation of comfort and community. It's a place where fry sauce is a mandatory condiment, and Funeral Potatoes are the ultimate crowd-pleaser. From the Indigenous roots of the Navajo taco to the roadside classic pastrami burger, Utah's flavors are a sweet and savory tribute to its pioneer heritage—finished off, of course, with a classic fruit-filled Jell-O salad.

- Fry Sauce: The Mandatory Dip, the unofficial state condiment. This creamy blend of mayonnaise and ketchup was famously popularized by the Arctic Circle chain and is served with practically everything fried.
- Funeral Potatoes: Comfort in a Pan, the ultimate "crowd" dish. It's a rich, gooey casserole of hash browns, cheese, cream soup, and sour cream, finished with a signature crunch of cornflakes or crushed chips.
- Utah Scones: Deep-Fried Delights, forget the crumbly British version. These are puffy, deep-fried dough pockets served piping hot and slathered in honey butter.
- Pastrami Burgers: The Crown Jewel, a local obsession found at spots like Crown Burger. It's a hefty cheeseburger topped with a mountain of hot, thinly sliced grilled pastrami—and yes, more fry sauce.
- Navajo Tacos: Fry Bread Foundations, a beloved regional staple using thick, golden fry bread as the "plate," piled high with chili, melted cheese, crisp lettuce, and sour cream.
- Green Jell-O: The Cultural Icon, so ubiquitous that it was featured on an Olympic pin. It's often served as a "salad," occasionally featuring shredded carrots or folded into a marshmallow-filled "fluff."
- Dirty Sodas: The "Mocktail" Revolution, Utah's version of a happy

hour. Popularized by Swig, these are fountain sodas "spiked" with coconut cream, flavored syrups, and fresh lime.

- Bear Lake Raspberry Shakes: Summer in a Cup, people drive for hours to get these. They are incredibly thick shakes made with fresh, tart raspberries grown specifically in the Bear Lake valley.
- Hawaiian Haystacks: The Build-Your-Own Classic, a weeknight favorite consisting of a rice base topped with creamy chicken gravy and an eccentric mix of toppings like pineapple, celery, and chow mein noodles.
- Lion House Rolls: The Gold Standard Giant, buttery, and incredibly soft dinner rolls hailing from the historic Lion House in Salt Lake City. They are the benchmark for all other roles.
- Aggie Ice Cream: Famous, high-butterfat scoops from Utah State University.
- Creamies: A nostalgic, milk-based frozen bar.
- Taffy Town: Saltwater taffy is known for its unique, whipped texture.

VERMONT

Office of Professional Regulation,
Vermont Secretary of State

89 Main Street, 3rd Floor ·
Montpelier, VT 05620-3402

[Click here for website](#)



Vermont is known for its stunning fall foliage, maple syrup, dairy products (especially cheddar cheese), artisanal foods, outdoor recreation (skiing, hiking), small towns, and progressive politics, with famous brands like Ben & Jerry's and Burton Snowboards originating there. The state is also recognized for its forests, independent spirit, and focus on local agriculture and natural beauty, earning it the nickname "[Green Mountain State](#)".

Fun Facts:

Billboards are Banned: Vermont was the first state to outlaw billboards in 1968, making its highways uniquely free of large advertisements.

No Coastline: Vermont is the only New England state that does not border the Atlantic Ocean.

Covered Bridges Galore: The state has more covered bridges per square mile than any other state.

Tiny Capital: Montpelier, the state capital, is the smallest state capital in the U.S. by population and the only one without a McDonald's.

Nature & Outdoors

Fall Foliage: Famous for "leaf peeping" in autumn.

Mountains: Home to Mount Mansfield, the state's highest peak.

Forests: Over 70% of the state is forested.

Activities: Skiing, hiking, biking, fishing, and camping in numerous state parks.

Culture & Lifestyle

Small Towns: A landscape of quaint, small towns with historic architecture.

Independent Spirit: Known for its independent and laid-back people.

Progressive Politics: A left-leaning state, known for progressive policies like early marriage equality.

Brands: Headquarters for brands like Burton Snowboards and Seventh Generation.

History & Landmarks

Revolutionary War: Declared independence from New York in 1777.

Burlington: A vibrant city with a historic downtown, [Church Street Marketplace](#).

Quechee Gorge: Known as Vermont's "Grand Canyon".

Quick Facts

Nickname: The Green Mountain State

Name Before Statehood: Republic of Vermont

Statehood: March 4, 1791

Capital: Montpelier

Population: 644,663

Motto: Vermont's motto, "Freedom and Unity," reflects its progressive history, including being the first state to ban adult slavery.

Vermont isn't just a state; it's a flavor profile. From the liquid gold of our forests to the sharpest bites of our dairies, here are the heavy hitters of Green Mountain cuisine:

- **Maple Everything:** As the nation's top producer, we don't just stop at syrup. Expect to find maple in your coffee, infused into candies, and swirled into every dessert imaginable.
- **Sharp Cheddar:** Forget mild—Vermont cheddar is world-famous for its punchy, aged bite. Pro tip: The locals truly do pair a slice with warm apple pie.
- **Maple Creemees:** Don't call it soft-serve. This ultra-creamy, maple-infused icon is the undisputed champion of Vermont summers.
- **The Cider Duo:** Fall in Vermont is powered by crisp apples, fresh-pressed cider, and the legendary Cider Donut—best enjoyed warm from a farmstand.
- **The Vermonter Sandwich:** The state's official flavors between two slices of bread. It's a savory-sweet masterpiece typically stacking turkey, sharp cheddar, green apples, and a swipe of honey mustard or maple mayo.

VIRGINIA

Real Estate Appraiser Board

Department of Professional and
Occupational Regulation

9960 Mayland Drive, Suite 400

Richmond, VA 23233



[Click here for website](#)

Virginia is the "Birthplace of a Nation," home to Jamestown (1607), the first permanent English settlement. It's also known as the "Mother of Presidents," having produced eight U.S. leaders, including titans like Washington, Jefferson, and Madison. It is known for scenic beauty—specifically Shenandoah National Park and the Blue Ridge Mountains—as

well as Virginia Beach, peanuts, Smithfield ham, and the "Virginia is for Lovers" tourism slogan.

Fun Facts:

Where America Began

Virginia holds the "firsts" that defined a nation. It all started in Jamestown (1607), the first permanent English settlement. But the trail-blazing didn't stop there:

- **The Powerhouse of Presidents:** Known as the "Mother of Presidents," Virginia is the birthplace of eight U.S. leaders, including titans like Washington, Jefferson, and Madison.
- **Academic & Social Trends:** It's home to the first theater in America (Williamsburg) and the first Greek-letter fraternity, Phi Beta Kappa, founded at William & Mary in 1776.

A Landscape Shaped by History

If you're a history buff, you're standing on hallowed ground. More than half of all Civil War battles were fought on Virginia soil.

- **The Battlefields:** Major sites in Richmond and Fredericksburg offer a somber, immersive look at the past.
- **National Landmarks:** From the solemn rows of Arlington National Cemetery to the architectural genius of Jefferson's Monticello, the state is a living museum.

From Peaks to Peanuts

Virginia's geography is as diverse as its history. Whether you want to go deep underground or high into the clouds, it has you covered.

- **The Great Outdoors:** Hike the Shenandoah National Park or cruise the Blue Ridge Parkway, often called "America's Favorite Drive."
- **Subterranean Wonders:** The state is honeycombed with caves—Luray Caverns is the crown jewel of these underground cathedrals.
- **Coastal Vibes:** Relax at Virginia Beach or head to Assateague and Chincoteague islands to spot the famous wild ponies roaming the dunes.

Quirky Facts & Flavor

- **The Foodie Trail:** Virginia grew the first peanuts in the U.S., and the Chesapeake Bay still serves up the world's best blue crabs and oysters.

- Mountain Dew: Believe it or not, this neon-green soda was originally born in the mountains of Southwest Virginia.
- The Motto: Since 1969, the iconic "Virginia is for Lovers" slogan has reminded us that whether you love history, mountains, or the beach, you'll find it here.

Quick Facts:

Nickname: The Old Dominion / Mother of Presidents

Name Before Statehood: The Colony of Virginia

Statehood: June 25, 1788

Capital: Richmond

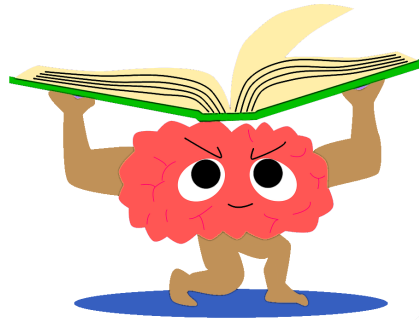
Population: 8,880,107

Motto: Sic Semper Tyrannis / Thus always to tyrants

Virginia is a heavy hitter when it comes to flavor, blending centuries of tradition with a modern, buzzy craft scene. Here is a taste of the Commonwealth's most iconic offerings:

The Virginia Flavor Profile

- Smithfield Ham: The gold standard of country ham. It's dry-cured, salty, and so legendary that it's actually legally protected—if it isn't made in Smithfield, it isn't the real deal.
- The "Oyster Capital": As the East Coast's oyster HQ, Virginia offers everything from briny, Atlantic-side salts to buttery, sweet bivalves from the Chesapeake Bay. Don't miss the world-famous soft-shell crabs from Tangier Island.
- Super-Sized Peanuts: Virginia peanuts are the "gourmet" variety—the largest, crunchiest, and most sought-after of the four U.S. types. Usually blister-fried in oil for that perfect snap.
- Brunswick Stew: This is comfort in a bowl. It's a thick, tomato-based masterpiece packed with chicken or pork (though purists might mention the original squirrel) and slow-simmered vegetables.
- Appalachian Heritage: In the western mountains, it's all about the soul of the highlands: pan-fried trout, buttery biscuits, and warm fried apples.
- The Sip Scene: Beyond the food, Virginia is a booming hub for rye whiskey, small-batch bourbon, and a wine and craft beer industry that's consistently winning national awards.



Upgrade Your Brain: Did you know . . . ?

- On Venus, you can literally celebrate your first birthday before the sun has set on the day you were born. It is the only planet in our solar system where the day is officially longer than the year.
- Venus is the hottest planet in our solar system.
- Saturn is so light that it could float in water.
- Jupiter has more than 90 moons.
- Mercury and Venus don't have any moons.
- Sunlight takes about 8 minutes to reach Earth.
- Octopuses have three hearts.
- Antarctica, made of ice, is technically the world's largest desert.
- The plastic on shoelaces is called an aglet.
- Honey never spoils. While it is famous for having no expiration date, there is one small catch: keep it away from metal. Because honey is naturally acidic, long-term storage in metal cans can cause oxidation, which ruins the flavor and spoils that "forever" shelf life.

Keeping up with other Regulation Partners:

THE APPRAISAL SUBCOMMITTEE (ASC):

How to attend or address ASC at a meeting?

ASC meetings can occur in-person or virtually. You must register in advance to attend either format.

To register, email meetings@asc.gov by 5:00 p.m. Eastern Standard Time, three business days before the meeting.

Addressing ASC Members at a Meeting

Participation by public attendees at a regular meeting is at the Chair's discretion. If granted, participation is subject to time limitations specified by the Chair. To request participation, send an email to meetings@asc.gov detailing the nature of the request no less than 2

weeks in advance of a regular meeting date. ASC staff will confirm authorizations via email.

THE APPRAISAL FOUNDATION:

Keep up-to-date with all newsletters and articles, as well as press releases in [The Appraisal Foundation Press Room](#).

For information from The Appraisal Foundation Press Room, media inquiries, or to schedule an interview with a TAF representative, please contact: amy@appraisalfoundation.org, or call: (202) 624-3048.

Sign up for The Appraisal Foundation e-News!

Click [Sign up for eNews](#) and stay up-to-date with the latest from The Appraisal Foundation!

Appraisal Standards Board (ASB):

Access and explore recent ASB [Q&As](#)

Read the recent [Discussions and Exposure Drafts](#)

Get up to speed:

- [Exposure Draft - Proposed New Advisory Opinion 41, Use of Technology in an Appraisal or Appraisal Review Assignment.](#)

Appraisal Qualification Board (AQB):

Get up to speed:

- [Exposure Draft - Proposed Changes to the Criteria,](#)
- [Concept Paper - Skills Based Examination Pathway,](#)
- [Concept Paper - Examination Only Pathway.](#)

APPRAISER TALK:

Keep in the loop with Appraiser Talk! Appraiser Talk is a podcast that answers questions from every corner of the appraisal profession, from consumers to appraisers and real estate to business valuation.

Want to join the fun? You can find all the episodes [here](#), or sign up to get a heads-up whenever a new episode is released.

If you have a question you'd like to ask Lisa and Amy, email amy@appraisalfoundation.org, and you might just hear it answered in a

future episode.

HUD/FHA

Single Family Housing Policy Handbook 4000.1

HUD has an [online search](#) tool to find FHA loan limits, where you can search by county or state.

FANNIE MAE:

Selling Guide: [Download PDF Guide](#) - (Published: [February 4, 2026](#))

Stay informed with the latest information - [Sign up](#) for key policy, technology, and product updates.

FREDDIE MAC:

Seller/Servicer Guide: <https://guide.freddiemac.com/>

U.S. Department of Veterans Affairs (VA):

Website: [Department of Veterans Affairs](#)

Please feel free to send some recent activity from your state to share with the AARO Newsletter, or if you are interested in serving on a committee, please contact:

Fran Oreto at franfreab@gmail.com or

Brandy March at brandy.march@aaro.net.

Authors:

Fran Oreto 2025 Chair

Bryn Kaelin 2025 Vice Chair

Brandy March Managing Director

Program Committee Members

Look for the Newsletter (current and past) on the AARO [website](#).

[WEBSITE](#)

[EVENTS](#)

[RESOURCES](#)

[ABOUT US](#)

FOLLOW US



Questions? Contact us today 1-800-123-4567

[Unsubscribe](#)

This message was sent to tyler.kohtz@nebraska.gov from brandy.march@aaro.net

Brandy March
Association of Appraiser Regulatory Officials
7800 Falls of Neuse Road #99483
Raleigh, NC 27615, US



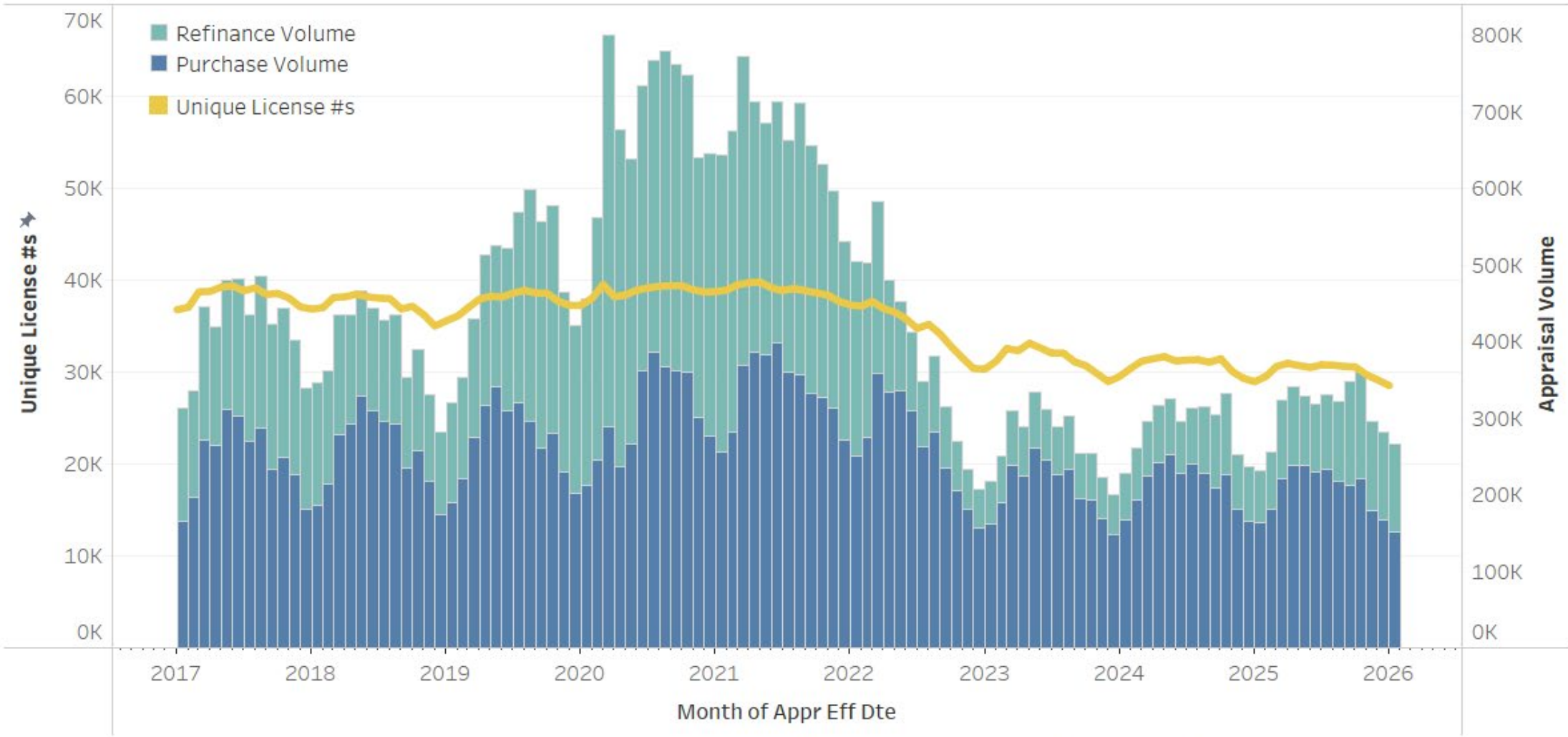
Appraiser Capacity

Updated February 2026



Q.58

UCDP Appraisal Volume

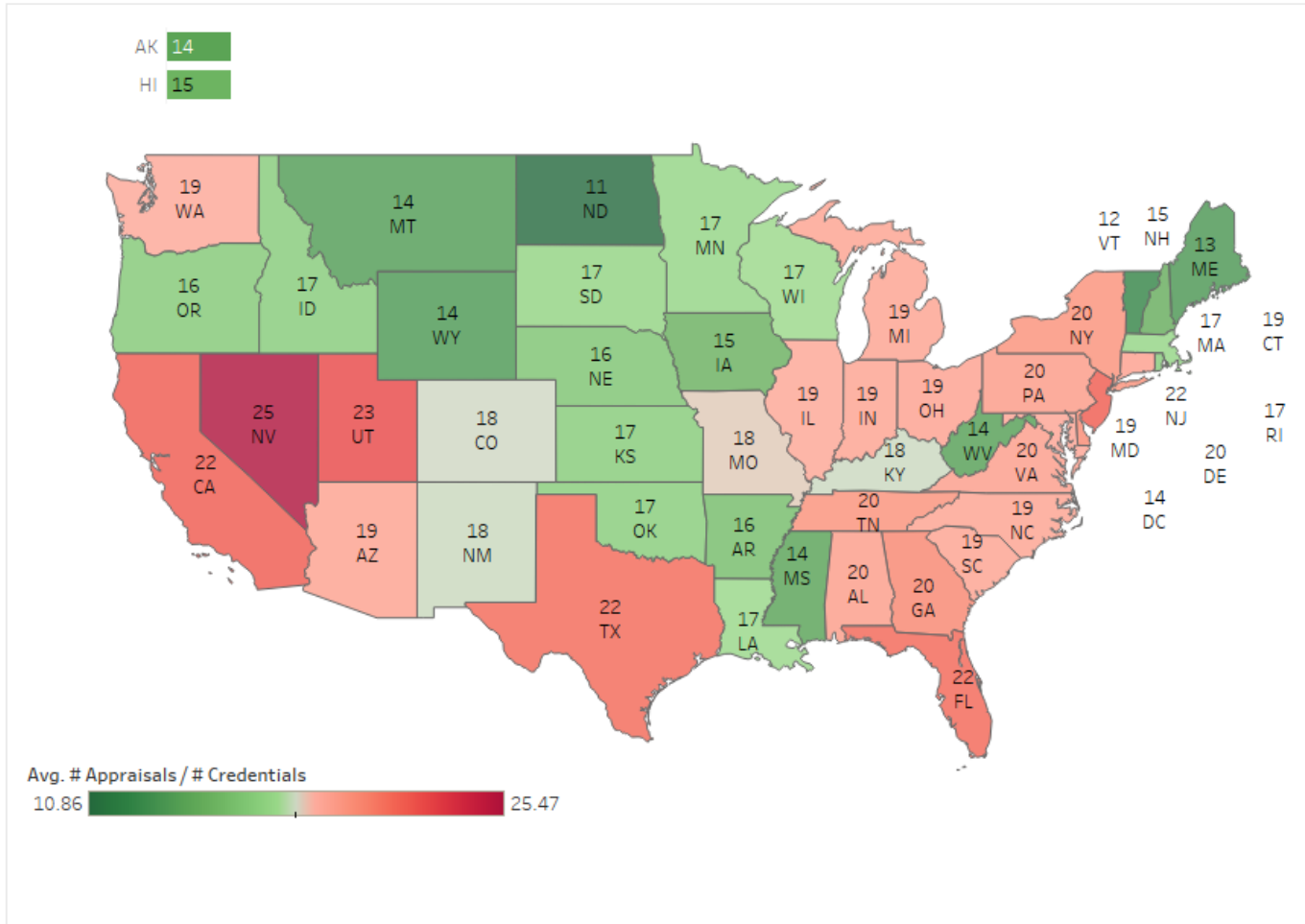


Unique appraiser license numbers in UCDP, per month. Volume includes all form types (not limited to 1004/70). January 2017 to January 2026.

GSE Appraisals per Appraiser – State View

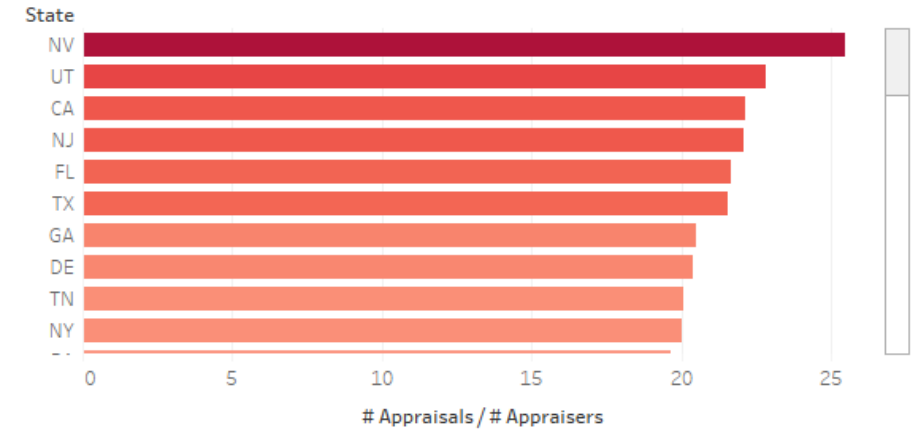


2026 Avg. GSE Appraisals per Appraiser (2026 YTD as of 1/31/2026)



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

Appraisals per Appraiser (Top 10 HIGHEST)



Appraisals per Appraiser (Top 10 LOWEST)

