



THE NEBRASKA APPRAISER

News from the Nebraska Real Property Appraiser Board

Fall 2017

Director's Comments



Director Tyler Kohtz

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

The Journey

Gas (check), oil level (check), tire pressure (check); you are all ready for a weekend adventure. After cruising down the highway for a few hours you realize that it is time to eat and stop at a little roadside diner for lunch. After a wonderful meal and a nice talk with the locals (most likely about weather, harvest, or Husker football), you jump back in the vehicle, turn the key over, and hear errr, errr, errr. At this point you realize that some engine work is needed. A board is not much different from an engine; all parts must work together to move the vehicle down the road. Turnover in the Board's membership always requires a bit of "engine work" to get humming along again. David Bloxham's last day with the Board was November 1, 2017, and Chris Langemeier is also nearing the end of his term. Both of these individuals have been dynamic contributors to the Board's success; their knowledge and dedication will be missed. These departures also create a wonderful opportunity for the next board members to pick up the momentum left by Chris and David. Information about applying to become a member of the Board, and much more, can be found in this edition of The Nebraska Appraiser.

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Upcoming NRPAB Meetings:

- ◆ December 20, 2017 @ NRPAB Office (Conference Room)
- ◆ January 18, 2017 @ NRPAB Office (Conference Room)
- ◆ February 15, 2017 @ NRPAB Office (Conference Room)

* The start time for each meeting can be found on the agenda posted to the Board's website at least 48 hours prior to the start of the meeting.

2018-19 Credential Renewal Reminder and Information

By Tyler N. Kohtz, Director

The November 30th real property appraiser credential renewal deadline is fast approaching. If you have not yet renewed your credential, please take note of the following:

If a completed application (renewal application; education certificates, if required; fingerprint cards, if required; and other required supporting information) is not received at the Board's office by November 30, 2017, a credential holder will have until July 1, 2018 to meet the requirements. A late processing fee of \$25.00 will be assessed for each month or portion of a month the credential is not renewed beginning on December 1, 2017. If a credential holder obtained his or her credential at the current level on or after November 1, 2017, the late processing fee does not apply until January 1, 2018.

With the exception of a credential holder who obtained his or her credential at the current level after November 30, 2017, but before January 1, 2018, all applications received after November 30, 2017 will go before the Board for review. Once a completed application is processed by board staff, the application is prepared for Board review at its next regular meeting. The Board may choose to take additional action, or approve the application with an advisory letter informing the applicant of the proper submission date for renewal of a credential. If an application received at the Board's office is incomplete, or the required continuing education documentation is missing, the application will be returned to the credential holder with a letter from the Board outlining any deficiencies.

In the unlikely event the criminal history record check has not been returned to the Board's office by the State Patrol prior to December 31st for those selected for a random criminal history record check, the Board may renew a credential subject to receipt of this record check. All other requirements for renewal must have been met prior to the November 30th deadline for this contingent approval.

Each credential holder who successfully renews his or her credential after the second year of a two-year credential period will receive one free download of the PDF version of the 2018-19 Edition of USPAP through Appraiser Login. The PDF may be printed for personal use once download is complete. Hard copies are also available for purchase through The Appraisal Foundation at: <https://www.appraisalfoundation.org/imis/TAF/Store/TAF/Products.aspx?hkey=73d01054-6418-4dff-86c3-f08e92a04e4c>

When an application received at the Board's office has been processed by board staff, a postcard will be mailed to the credential holder stating that the requirements for renewal of the real property appraiser credential have been met. This postcard will include directions for printing a copy of the credentialing card through the Appraiser Login on the Board's website.

Finally, any person who does not obtain renewal of his or her real property appraiser credential prior to January 1, 2018 is not authorized to engage in real property appraisal activity until renewal is approved by the Board. Per Neb. Rev. Stat. § 76-2246, "Any person required to be credentialed by the Real Property Appraiser Act who engages in real property appraisal activity or who advertises or holds himself or herself out to the general public as a real property appraiser or real property associate in this state without obtaining proper credentialing under the act shall be guilty of a Class III misdemeanor and shall be ineligible to apply for credentialing under the act for a period of one year from the date of his or her conviction of such offense. The board may, in its discretion, credential such person within such one-year period upon application and after an administrative hearing."

Please contact the Board's office at 402-471-9015, or by email at nrpab.renewals@nebraska.gov, for any questions concerning continuing education requirements or the renewal of a real property appraiser credential.

NRPAB Quick Hits:

- ◆ Board Member Chris Langemeier's term as the At-large Licensed Real Estate Broker/Credentialed Appraiser representative expires on December 31, 2017, and Board Member David Bloxham accepted a promotion that requires relocating to Colorado. David's last day as At-large Representative of Financial Institutions on the Board was November 1, 2017. The State of Nebraska is currently accepting applications to fill these positions on the Board.
- * Anyone interested in the At-large Licensed Real Estate Broker/Credentialed Appraiser representative position must hold a current license as a Real Estate Broker, and hold a current Licensed or Certified Real Property Appraiser credential. The term for this position will run for five years, beginning on January 1, 2018.
- * Anyone interested in the At-large Representative of Financial Institutions position is not required to hold a credential as a licensed or certified real property appraiser, and does not represent any of the three congressional districts; therefore no boundary restrictions apply. The term for this position will run through the remainder of David's term, ending on January 1, 2019.
- * For more information about these positions, or what the Board does, please visit the NRPAB website at www.appraiser.ne.gov or contact the Board's office at 402-471-9015.
- * The application can be found on the Governor's website at www.governor.nebraska.gov. Select the dropdown titled "Constituent Services" at the top of the page, then select "Boards and Commissions." The Board hopes to have new members appointed prior to its January 2018 meeting.
- ◆ The Board thanks the University of Nebraska—Lincoln and Professor Jeff Stokes for the opportunity to discuss the real property appraiser profession and the appraiser qualifications criteria with students who represent the future of the industry. Director Kohtz gave a presentation to approximately forty students in the Farm and Rural Property Appraisal Capstone Course on October 30, 2017. The students were engaged during the presentation and asked very well thought out and detailed questions.

Have questions? We have answers!

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

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

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

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

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

General Questions: nrpab.questions@nebraska.gov

NRPAB Quick Hits:

- ◆ Director Kohtz attended the Fall AARO Conference from October 13th through 16th in Washington, D.C. Much of the discussion centered on residential appraisals, specifically evaluations, and potential appraiser qualifications changes. The Director noted the following highlights:

- * Recently, the industry has seen an increase in evaluations used in the place of full appraisals for residential mortgage loan transactions below the de minimis as determined by the federal financial institutions. The discussions at AARO consisted of two distinct points of view, one being that traditional appraisals are being phased out, and the other being that change is taking place and the profession needs to adjust. Evaluations are restricted reports, so USPAP compliance is still required by appraisers performing evaluation assignments. Furthermore, all laws of the Nebraska Real Property Appraiser Act apply to evaluation assignments.
- * The criteria changes discussed nearly mirror the last exposure draft issued by The Appraisal Foundation. The proposed changes being discussed include reducing education requirements for the licensed and certified residential level, reducing experience requirements for all levels, developing an applied application option for experience, and allowing a streamlined path from the licensed residential to the certified residential level.



United States Capitol

- * The Appraisal Subcommittee is putting its finishing touches on the ASC Policy Statements related to the AMC Final Rule and rules for the administration of the AMC Federal Register.
- * A presentation was made to encourage states to adopt the ANSI Standards as the universal standard for home measurement. It is believed that utilizing a recognized standard of measurement would resolve many of the variances found within the different sources that include a home's square footage.
- * A presentation on active shooter readiness focused on psychological reactions during such an event and why it is important to develop and visualize a plan.

NRPAB Quick Hits:

- ◆ The Nebraska Real Property Appraiser Board adopted two new guidance documents between July and September. All Guidance Documents are available for viewing on the Board's website at:
http://appraiser.ne.gov/guidance_documents.html.
- * 17-05: Application of "Meets or Exceeds" Related to Evaluation of Reciprocal Real Property Appraiser Applicants — Adopted July 20, 2017
- * 17-06: Investigation of a Grievance When Subject Report is Involved in Litigation – Adopted August 17, 2017
- ◆ The Nebraska Real Property Appraiser Board ("Board") intends to have a legislative bill introduced during the 2018 legislative session to update the Nebraska Real Property Appraiser Act ("Act") for compliance with Title XI of the Financial Institutions reform, Recovery, and Enforcement Act of 1989 ("Title XI"), the Uniform Standards of Professional Appraisal Practice ("USPAP"), and the Policy Statements of the Appraisal Subcommittee of the Federal Financial Institutions Examination Council ("ASC Policy Statements"). Request for public comments ran through Tuesday, October 31, 2017, and the Board is now preparing for the introduction of the bill.



Nebraska State Capitol

The draft legislation and an in-depth summary of the draft changes to the Nebraska Real Property Appraiser Act can be found on the Board's website, www.appraiser.ne.gov, by opening the "[2018 Proposed Legislation](#)" hyper-link found on the right hand side of the main page.

If you have any questions or concerns, please feel free to contact the Board's office.

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[Visit NRPAB on Facebook](#)

In the Spotlight: NRPAB Interns Meg Loontjer and Joel Beckwith

By Tyler N. Kohtz, Director

Meg Loontjer and Joel Beckwith joined the Board as interns in October to assist with processing real property appraiser renewal applications. Meg and Joel will be with the Board through mid-January.

Meg Loontjer grew up in Geneva, Nebraska where her parents own the hardware store. Meg attended college at Wichita State University, and graduated with a Bachelor's Degree in International Business. While attending Wichita State, Meg was a member of the track and field team as a pole vaulter. In addition, Meg was a member of the Barton School Dean's Ambassadors as Secretary and Vice President. Meg was awarded the prestigious Senior Honor Men & Women award.

After graduation, Meg attended the University of Nebraska-Lincoln for one year and finished a Bachelor's degree in Biological Sciences. Meg is currently enrolled at Southeast Community College in the Surgical Technology program, and plans to attend nursing school to become a Nurse Anesthetist when finished.

In her free time, Meg likes to play guitar and piano, bake, and travel with her family. Meg's favorite place she has traveled to so far as been Alaska to see the glaciers and Denali National Park.

Joel Beckwith, originally from the Los Angeles area in California, is a freshman at the University of Nebraska-Lincoln studying marketing, finance, and economics. Joel currently rows for the UNL Crew Team, and is a member of the Nebraska Business Honors Academy.

During his high school career, Joel served as a career education advocate for the State of California and has served as the Vice President of Public Relations for California DECA, a student business education organization. Joel has received two letters of high commendation for the Los Angeles County Board of Supervisors, and has placed nationally in several business competitions.

Joel loves the Huskers, and is also fan of Los Angeles sports. In addition, Joel has an affinity for geography, and can name every country and its capital, flag, population, major religion, shape, and area. Joel is looking forward to serving the people of Nebraska as he continues his journey in public service.



Meg Loontjer



Joel Beckwith

Who's New?

The Nebraska Real Property Appraiser Board congratulates the following individuals who received real property appraiser credentials, and the organizations newly registered as appraisal management companies, between July and September of 2017.

Trainee Real Property Appraisers

Gabriel Petersen, Herman NE – T2017011
Jeremy Guill, Lincoln NE – T2017012
Tyler Hawkins, Syracuse NE – T2017013

Certified Residential Real Property Appraisers

Edward Lueckemeyer, Dallas TX – CR2017010R
Zachary Oswald, Hastings NE – CR2017011

Certified General Real Property Appraisers

Bryan Lockard, Chicago IL – CG2017024R
Ronald Owens Jr, Dallas TX – CG2017025R
Adam Batie, Kearney NE – CG2017026
Jason Vaith, Yankton SD – CG2017027R
Kendall Winegar, Park Ridge IL – CG2017028R
Andrew Langemeier, Fremont NE – CG2017029
Rachel Denton, Merriam KS – CG20170030R
Elaine Septer, Lenexa KS – CG20170031R
Dennis Williamson, Westwood KS – CG20170032R

Appraisal Management Companies

Apex Appraisal Service, Inc. – NE2017006
Service 1st LLC – NE2017007

The Nebraska Real Property Appraiser Board regrets the passing of the following Real Property Appraisers as reported to the Board:

George Cramton, Omaha, NE

Free Voluntary Guidance for Appraisers

Looking for guidance on recognized valuation methods and techniques? The Appraisal Foundation's Appraisal Practices Board (APB) has issued *Valuation Advisories*, which are available for free on the Foundation's web site. The following *Valuation Advisories* are currently available:

APB VFR Valuation Advisory #1:

[Identification of Contributory Assets and Calculation of Economic Rents](#)

APB VFR Valuation Advisory #1 (Toolkit):

[Identification of Contributory Assets and Calculation of Economic Rents](#)

APB VFR Valuation Advisory #2:

[The Valuation of Customer-Related Assets](#)

APB Valuation Advisory #2:

[Adjusting Comparable Sales for Seller Concessions](#)

APB Valuation Advisory #3:

[Residential Appraising in a Declining Market](#)

APB Valuation Advisory #4:

[Identifying Comparable Properties – Revised](#)

APB Valuation Advisory #5:

[Identifying Comparable Properties in Automated Valuation Models for Mass Appraisal](#)

APB Valuation Advisory #6:

[Valuation of Green and High Performance Property: Background and Core Competency](#)

APB Valuation Advisory #7:

[Valuation of Green and High Performance Property: One- to Four-Unit Residential](#)

APB Valuation Advisory #8:

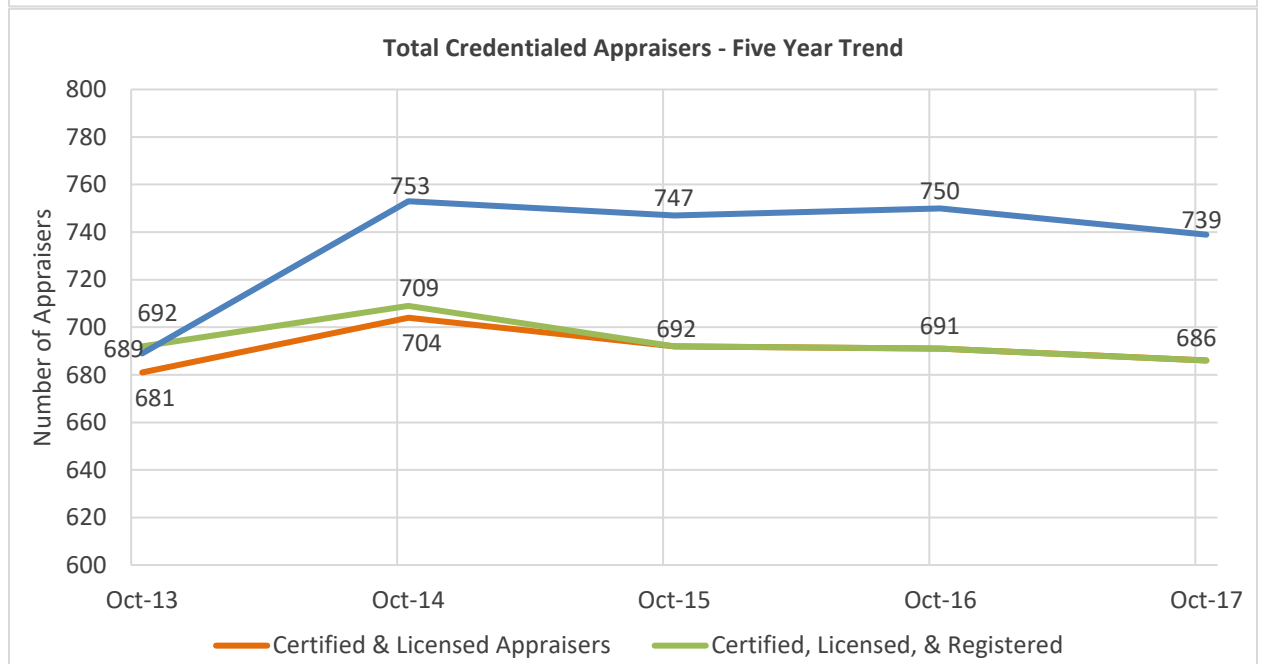
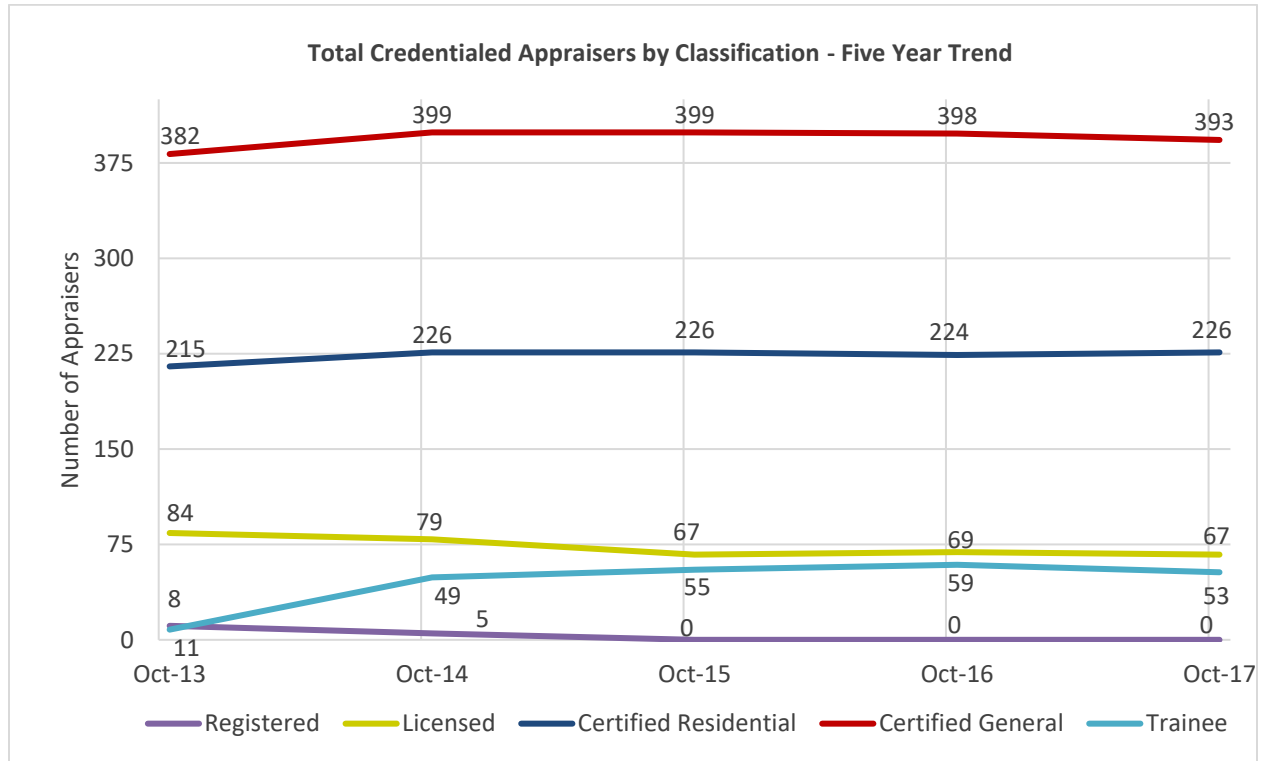
[Collection and Verification of Residential Data in the Sales Comparison Approach](#)

To learn more about the APB's *Valuation Advisories* and what advisories are under development, click [here](#).

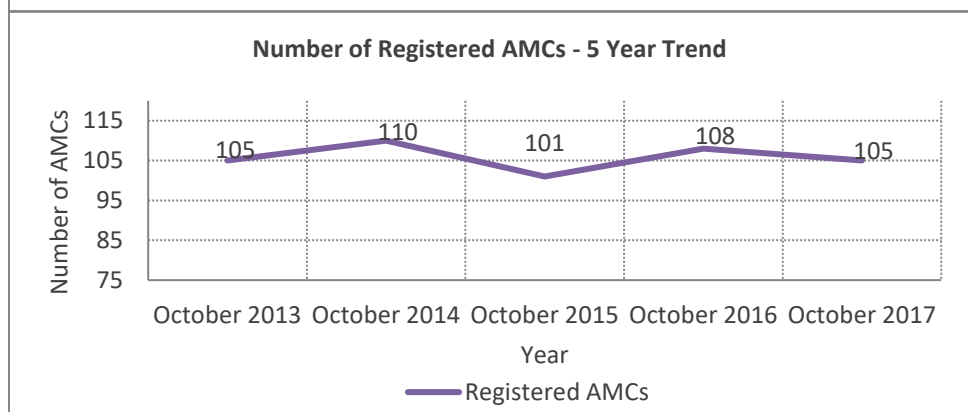
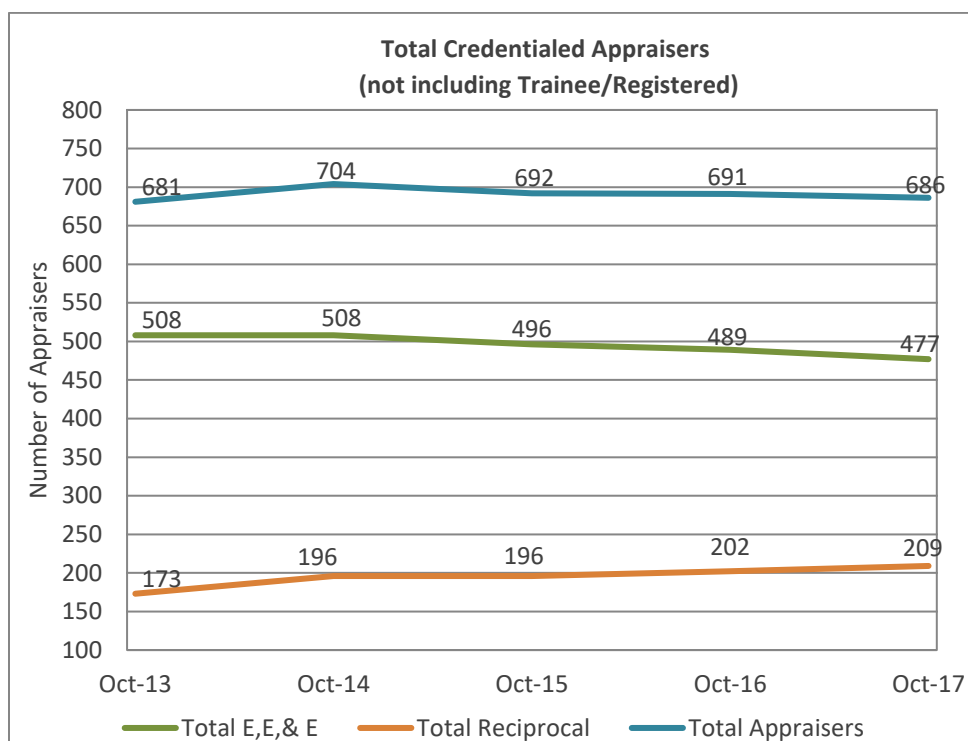
The APB utilizes teams of Subject Matter Experts (SMEs) to help develop this guidance. To learn more about becoming an SME to help develop this guidance, click [here](#).

Real Property Appraiser and AMC Numbers and Trends as of October 1, 2017

The charts below outline the five year trend for the number of Nebraska credentialed real property appraisers and Nebraska registered appraisal management companies up to October 1, 2017. There are currently 686 licensed residential, certified residential, and certified general real property appraisers in Nebraska, and 53 credentialed trainee real property appraisers. In addition, there are currently 105 appraisal management companies registered in Nebraska.



Real Property Appraiser and AMC Numbers and Trends as of October 1, 2017 (Continued)



Nebraska Real Property Appraiser Board Members

Chairperson of the Board

Christopher R. Langemeier, Schuyler
Certified General Appraiser
Licensed Real Estate Broker Rep
Term Expires: January 1, 2018

Vice-Chairperson of the Board

Benjamin J. Hynek, Lincoln
Certified Residential Appraiser
1st District Representative
Term Expires: January 1, 2021

Board Member

Gary L. McCormick, North Platte
Certified General Appraiser
3rd District Representative
Term Expires: January 1, 2020

Board Member

Christopher M.A. Mustoe, Omaha
Certified General Appraiser
2nd District Representative
Term Expires: January 1, 2022



THE APPRAISAL FOUNDATION

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



New!
**The Appraisal Foundation
Q&A Forum**



Do you have a question for the Appraiser Qualifications Board or Appraisal Standards Board that is not addressed in the existing Q&As?

The Appraisal Foundation is pleased to announce a new Q&A Forum that is now available. You can post your questions on appraisal standards or appraiser qualifications and receive a timely answer from Foundation staff.

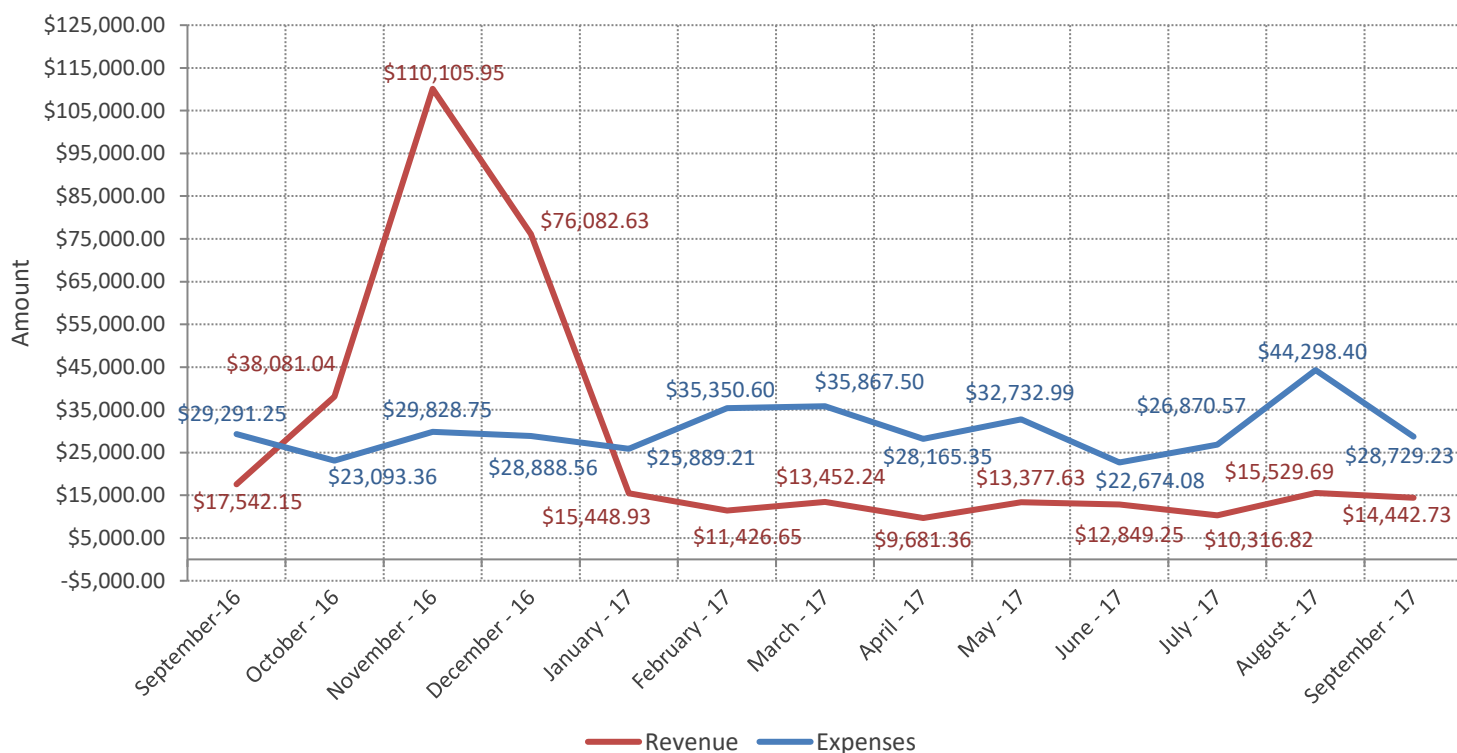
For more information on the Forum and how to register, please visit our Q&A webpage located at https://www.appraisalfoundation.org/imis/TAF/Standards/Q_As/TAF/QAs.aspx.

To access the Forum directly, visit <http://www.appraisal.answerbase.com/>.

NRPAB Financial Snapshot as of September 30, 2017

For the Real Property Appraiser Program, which includes both the appraiser fund and the AMC fund, a total of \$99,898.20 in expenditures and \$40,289.24 in revenues were recorded as of September 30, 2017. Actual expenses registered at 21.98 percent of the budgeted expenditures for the fiscal year; 25.21 percent of the fiscal year has passed. The Board began receiving real property appraiser credential renewal applications at the end of August, which will drive revenues for the next quarter. By the end of December, revenues received should exceed 70 percent of the projected revenues for the fiscal year.

13 Month Expenses/Revenue



Nebraska Real Property X
www.appraiser.ne.gov

Your credentialing card, continuing education requirements, education history, and USPAP download are all found in the Appraiser Login on the Board's website.

Official Nebraska Government Website

Nebraska Real Property Appraiser Board

Home Board Members and Staff Appraiser Login Contact Appraiser Listing AMC Listing

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

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

- AMC Registration
- Appraiser Credentialing
- Board Meetings
- Education
- Enforcement
- Laws, Regulations, and Guidance Documents
- Public Information
- Request Forms
- Standard 3 Review Forms
- 2018-2019 Renewal Application
- 2018 Proposed Legislation

Compliance Corner:

The Compliance Corner is where the latest disciplinary actions taken by the Board will be found. Between the months of July and September, the Board took no disciplinary action against any appraiser or appraisal management company. There has been one grievance filed against appraisers and none against an Appraisal Management Company. The Board has dismissed one grievance during this time period.



What's Your Number?

By CEO Krieger

Are you often confused, irritated, or just down right fed up? No, this article is not about a certain football team. For years, the Board utilized a somewhat archaic education activity numbering system that made it difficult for staff to verify an activity for approval. For instance, many activities offered by different education providers were assigned the same number. During early summer of this year, the Board developed and implemented a new activity numbering system to improve the staff's ability to understand the status of an activity based on the assigned number, which in turn will improve staff efficiency while reviewing education activities for renewal of real property appraiser credentials. Once approved by the Board, the new activity numbers were retroactively applied to all active education activities to create a sense of unity across the numbering system. Any certificate for an education activity completed in the State of Nebraska after August 1, 2017 will include the new number format, which consists of nine digits, all of which have their own significance. Below is an illustration explaining the new activity numbering system.



If a certificate that you received for completion of an education activity after August 1st includes the old number format, please address this with the education provider. For any questions concerning appraiser education, please contact the Board's office at 402-471-9015, or by email at nrpab.education@nebraska.gov.