



THE NEBRASKA APPRAISER

News from the Nebraska Real Property Appraiser Board

Spring 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.

Renewal

Spring is a wonderful time of year. The flowers bloom, the horizon turns green, animals come out of hibernation, and the birds return to sing to us through open windows. Renewed interest in outdoor activities overtakes us like a breath of fresh air. Children and many young adults end one chapter in their lives and prepare for the next chapter. The Nebraska Real Property Appraiser Board is in the midst of a renewal of its own, as Christopher Mustoe and Gary McCormick are welcomed as new board members. The Board has also just completed its 2017 strategic planning to lay the groundwork for the Board's priorities during the 2017-18 fiscal year, which begins on July 1st. As spring turns into summer, I hope that you enjoy all that comes with it . . . including this edition of The Nebraska Appraiser.

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Upcoming NRPAB Meetings:

- ♦ July 20, 2017 @ NRPAB Office (Conference Room)
- ♦ August 17, 2017 @ NRPAB Office (Conference Room)
- ♦ September 21, 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.

NRPAB Quick Hits:

2017 NRPAB Legislative Summary

- ◆ LB17 was introduced by Senator Craighead on January 5, 2017 to update the Nebraska Appraisal Management Company Registration Act ("Act") for compliance with Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 ("Title XI"), the AMC Final Rule, and the requirements of the Appraisal Subcommittee of the Federal Financial Institutions Examination Council. The hearing before the Banking, Commerce and Insurance Committee took place on January 24, 2017, and the bill was placed on General File with an 8-0 committee vote. LB17 is expected to be on the Legislature's agenda on the second day of the 2018 session.
- ◆ LB327 is the State Government appropriations bill for the 2017-2019 biennium. Director Kohtz testified before the Appropriations Committee on February 22, 2017 in support of the Committee's proposed budget for the Board. Governor Ricketts approved LB327 with line-item veto on May 15, 2017. The Governor's vetoes were not overridden by the Legislature and LB327 became law as vetoed by the Governor.
- ◆ LB551 was introduced by Senator Walz on January 18, 2017 to change real property appraiser qualifications by reducing post-secondary education requirements and experience requirements. Director Kohtz testified in a neutral capacity at a hearing before the Banking, Commerce and Insurance Committee that took place on March 13, 2017. All parties that testified requested that the bill be utilized as a placeholder until the Appraiser Qualifications Board of The Appraisal Foundation ("AQB") adopts changes to the Real Property Appraiser Qualifications Criteria ("Criteria") and an amendment can be drafted. To date, the AQB has not adopted changes to the Criteria. The Criteria will be discussed by the Board during the next fiscal year.

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[Visit NRPAB on Facebook](#)

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:

2017 NRPAB Strategic Planning Meeting Summary

The Board held its strategic planning meeting on May 11, 2017. At this meeting the Board discussed the previous fiscal year and established its short term and long term goals and objectives for the future.

The Board included the completion of the Title 298 rewrite project; staff retention; reclassification of the compliance position; work put into planning, drafting and getting LB17 (AMC Final Rule) to General File; completion of another successful audit by the Appraisal Subcommittee, from which the Board received a finding of “Good”; Re-establishing the Board’s relationship with the UNO Real Estate Program; utilizing student interns for renewal processing assistance; adoption of a board policy concerning software specific training; establishing priorities for the 2017-2019 Biennial Budget Request; and reduction of the backlog of active investigations as accomplishments of the 2016-17 fiscal year.

Some goals set for the 2016-17 fiscal year that were not completed include the completion of the NRPAB database project; passage of LB17 (which did not move past General File during the 2017 Legislative session); development of the Trainee/Supervisory Appraiser Q&A Session; development of the Reviewer/SME program; development and implementation of a new education activity number system; and development of a formal a plan to promote the appraiser profession. During the next fiscal year the Board will continue to pursue completion of the database project; moving LB17; and development and implementation of a new education activity number system.

The Board also had many productive discussions concerning the future, and the goals and objectives for the 2017-18 fiscal year include exploring the possibility of removing the Report Writing Update continuing education requirement; exploring the possibility of reducing the number of continuing education activity hours required to be completed in a classroom; updating the compliance procedures to include complainant and respondent notification of grievance prior to Board review, and requesting additional documentation for the Board’s initial review of the grievance; exploring utilization of an out of state appraiser panel for investigation subject matter experts; phasing out use of Board’s Standard 3 Review Form; making changes to current Standard 3 Review Form and contract for Standard 3 review services; exploring possibilities to promote the appraisal profession; exploring possible trainee appraiser courtesy review program; updating temporary permit procedures to increase efficiency; working with CIO to explore updating the state appraiser listing map to include the number of appraisers for each county, and implementing a color function that tracks changes in the number of appraisers or concentration in the number of appraisers; considering a Title 298 update draft; and adopting a guidance document to address grievances involved in court proceedings.

More information on the Board’s 2017 strategic planning meeting can be found in the May 11, 2017 meeting minutes located on the Board’s website at: http://www.appraiser.ne.gov/meetings/minutes/2017/170511_Minutes_Draft.pdf.

In the Spotlight:

Christopher M.A. Mustoe Appointed to the Second Congressional District Certified Real Property Appraiser Position on Board

Governor Pete Ricketts appointed Nebraska Certified General Real Property Appraiser Christopher M.A. Mustoe to the Nebraska Real Property Appraiser Board as the Second Congressional District Certified Real Property Appraiser Representative on April 5, 2017. Newly appointed Board Member Mustoe was sworn in by Chief Deputy Secretary of State Colleen Byelick at the Board's regular meeting on April 20, 2017.

Mustoe, born and raised in Denver, Colorado, graduated from Fort Lewis College in 1984 with a Bachelor's Degree in Business Administration with a minor in Economics. In 1985, Mustoe relocated to Omaha, Nebraska and began employment as an appraiser with R.J. Wilson Company. Mustoe is currently owner of C. Mustoe Appraisals, LLC. Mustoe's appraisal experience includes preparation of reports for residential, commercial, and agricultural properties. He was also appointed by the Douglas County Board of Equalization in 2009, and currently serves as commercial coordinator for the Douglas County Board of Equalization. Mustoe is also an Associate Member of the Appraisal Institute.

Mustoe and his wife Jacqui recently celebrated their 30th wedding anniversary. They have five children, three girls and two boys, and their youngest is a senior in high school. The first grandchild joined the family in March of 2016.

In addition to spending time with both immediate and extended family, Mustoe enjoys reading, home improvement, yard work, watching various sports, the outdoors, and travel within and outside of the United States (particularly to Mexico in the middle of the Nebraska winters). He also enjoys volunteering with various youth sport organizations, church, schools and other community groups.

Mustoe's term on the Board will run through December 31, 2021. If you would like to offer your congratulations to Christopher Mustoe, please email Director Kohtz at tyler.kohtz@nebraska.gov with your comments.



Chief Deputy Secretary of State Colleen Byelick administering the oath to new Board Member Christopher Mustoe.

"I was honored to have received the appointment to the Nebraska Real Property Appraiser Board by Governor Ricketts. My appointment follows a long list of respected and hardworking board members who served before me, and I hope to honor each of them by doing a good job. I look forward to working with the current Board, and am excited to offer my commitment in serving the people of Nebraska."

– Christopher M.A. Mustoe

In the Spotlight:

Gary L. McCormick Appointed to the Third Congressional District Certified Real Property Appraiser Position on Board

Governor Pete Ricketts appointed Nebraska Certified General Real Property Appraiser Gary L. McCormick to the Nebraska Real Property Appraiser Board as the Third Congressional District Certified Real Property Appraiser Representative on May 10, 2017. Newly appointed Board Member McCormick was sworn in by Chief Deputy Secretary of State Colleen Byelick at the Board's regular meeting on May 24, 2017.

McCormick graduated from Paxton High School in 1964 and attended Kearney State College until being drafted into the United States Army in 1968. Following his discharge, McCormick attended and graduated from Chadron State College in 1972 with a Bachelor's Degree in Biology.

During his time in the Army, McCormick served in Vietnam; first with the 1st Battalion, 2nd Infantry of the 1st Infantry Division; and then with the 9th Infantry Division as battalion psychological operations sergeant. McCormick received the Combat Infantryman's Badge, Bronze Star Medal (2), The Air Medal, Vietnam Cross of Gallantry, and Vietnam Service and Campaign Medals in Vietnam. McCormick also served in the Nebraska National Guard until 1997 and retired from the Army as a Colonel in 2002. McCormick is a life member of the American Legion, Veterans of Foreign Wars, and DAV. He also sits on the Executive Board of the Nebraska National Guard Museum in Seward, Nebraska.



Chairperson Langemeier presents the NRPAB Board Member Lapel Pin to newly appointed Board Member Gary McCormick, while Chief Deputy Secretary of State Colleen Byelick signs the State of Nebraska Oath of Office.

"I look forward to working with the Appraiser Board staff and the other board members to ensure the citizens of Nebraska will be served by well qualified professional Real Property Appraisers and Appraisal Management Companies."

– Gary McCormick

In 1973, McCormick began farming the family farm in Paxton, Nebraska, which he continues to manage today. McCormick's career as an appraiser began in 1998 with Jim Bain Appraisal Associates in North Platte, Nebraska, and he became a General Certified Real Property Appraiser in 2004. McCormick is now owner of McCormick Appraisal and Real Estate in North Platte, which provides appraisal services for agricultural, commercial and residential properties in western Nebraska. McCormick is a former chairman of the Government Relations Committee of the Nebraska Chapter of the ASFMRA.

McCormick is married to Diane McCormick, and they have two adult children: a son, Christopher, and a daughter, Lisa.

McCormick's term on the Board will run through December 31, 2019. If you would like to offer your congratulations to Gary McCormick, please email Director Kohtz at tyler.kohtz@nebraska.gov with your comments.

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 January and March of 2017.

Trainee Real Property Appraisers

Capri Klug, Ravenna, NE – T2017001
Kyle Gilson, Omaha, NE – T2017002
Jared Elliott, Lincoln, NE – T2017003

Licensed Real Property Appraisers

Stephen Frazier, Little Elm, TX – L2017001R
Bradley Steinman, Grand Island, NE – L2017002

Certified Residential Real Property Appraisers

Michelle McWilliams, La Vista, NE – CR2017001R
Angela Benitz, Kearney, NE – CR2017002
Kenneth Kearley, Brewton, AL – CR2017003R
Lindsay Hallam, Kearney, NE – CR2017004
Dusty Allendorf, Frisco TX – CR20170015R
Tiffany Barrs Kane, Sioux City, IA – CR2017006R
Marjorie Gallagher, Mableton, GA – CR2017007R
Michael Russell, Tavares, FL – CR2017008R

Certified General Real Property Appraisers

Andrew Bloom, Hiawatha, KS – CG2017001R,
Benjamin Laird, Norfolk, NE – CG2017002R
Thomas Hawks, Overland Park, KS – CG2017003R
Andrew Norine, West Des Moines, IA – CG2017004R
Kirk Johnson, Overland Park, KS – CG2017005R
Erica Johnson, West Des Moines, IA – CG2017006R
Brett Wilkerson, Dallas, TX – CG2017007R
Timothy Fitzgibbons, Chicago, IL – CG2017008R
Cole Meyer, Friend, NE – CG2017009
Leah Murphy, Chicago, IL – CG2017010R
Scott Brown, Colby KS – CG2017011R
David Nebel, Nevada, IA – CG2017012R
Thomas Scaletty, Lenexa, KS – CG2017013R
Laura Havel, Chicago, IL – CG2017014R
Jeffrey Berg, Barnesville, MN – CG2017015R
Jacie Ottersberg, Centennial, CO – CG2017016R

Appraisal Management Companies

eValuation ZONE, Inc – NE2016013
Real Estate Appraisal Solutions, LLC – NE2017001

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:

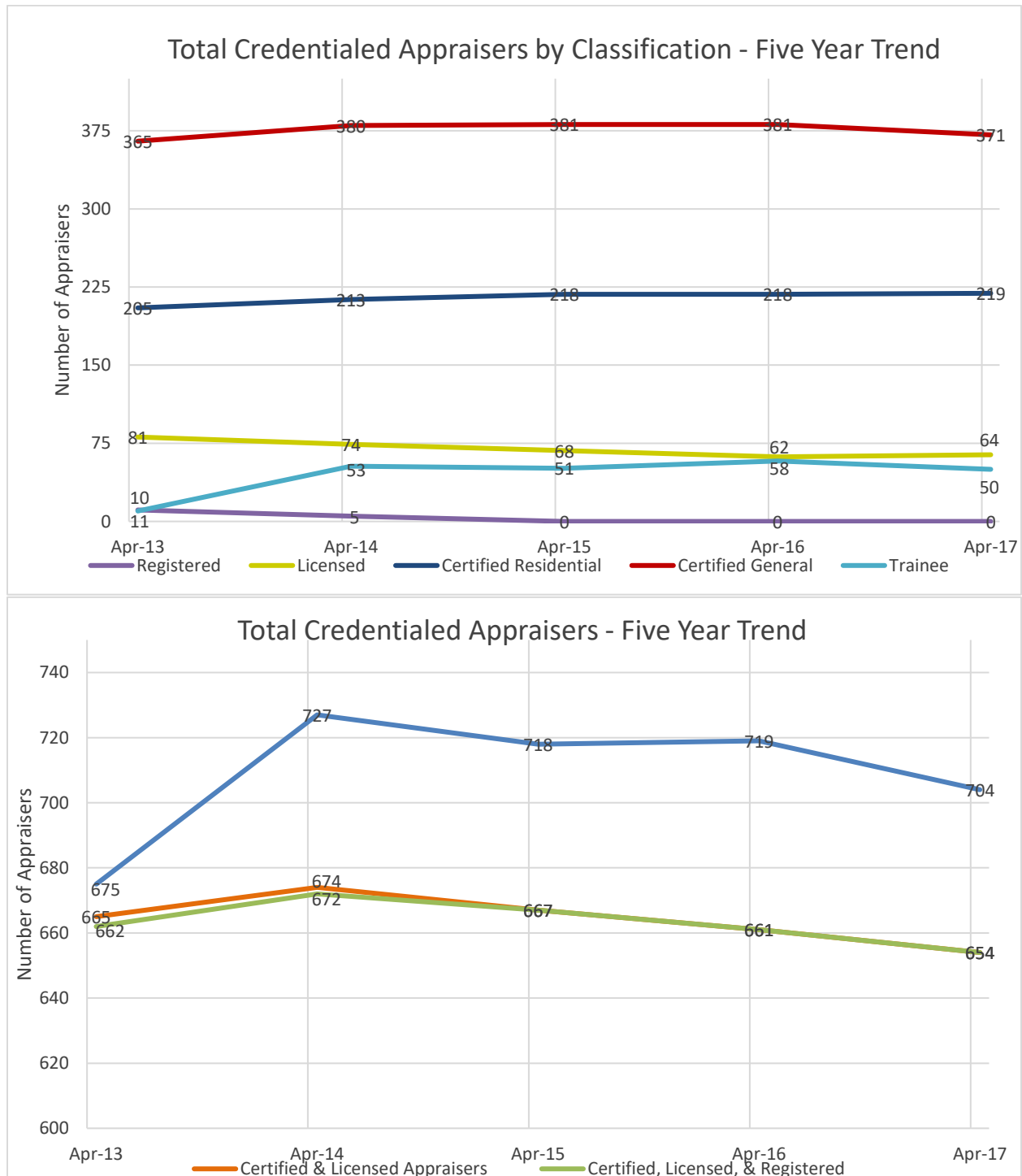
[Collection and Verification of Residential Data in the Sales Comparison Approach](#)

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

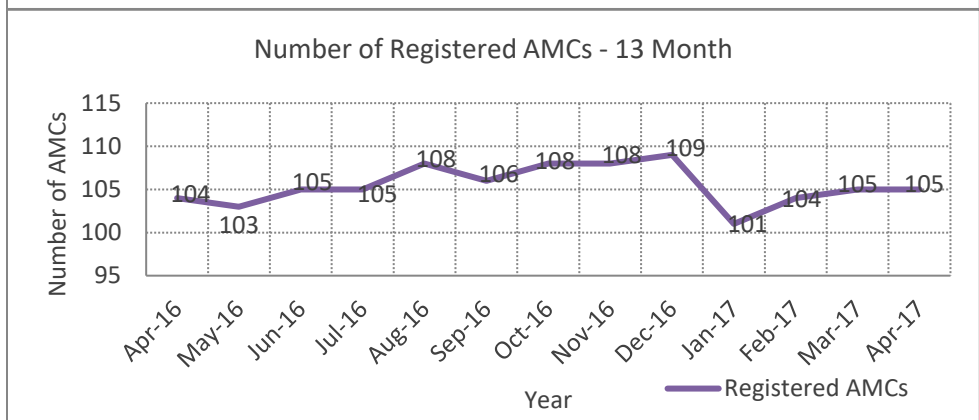
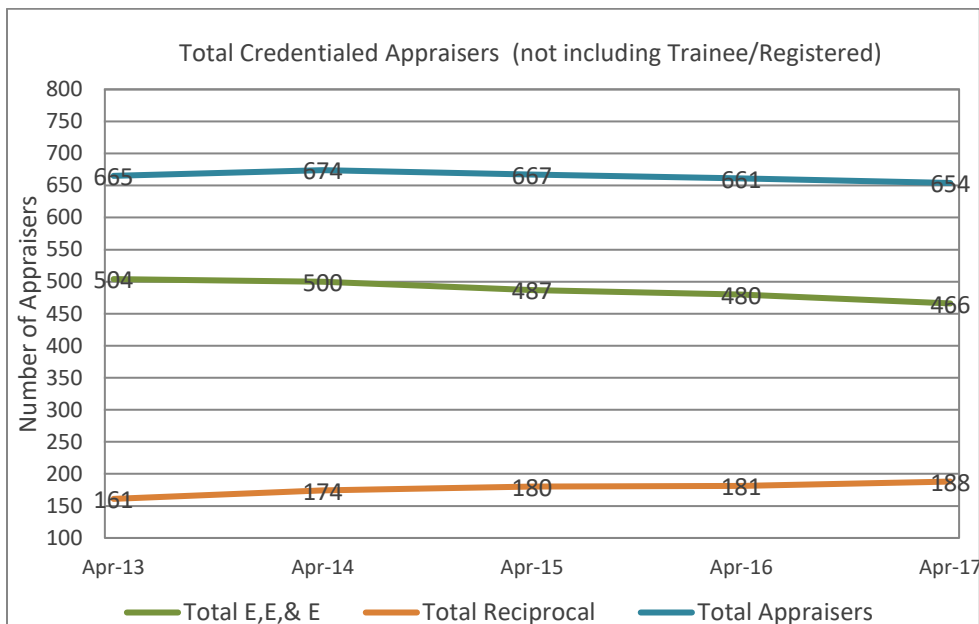
The APB utilizes teams of Subject Matter Experts (SMEs) to help develop this guidance. To learn more about becoming an SME to help develop this guidance, click [here](#).

Real Property Appraiser and AMC Numbers and Trends as of April 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 April 1, 2017. There are currently 654 licensed residential, certified residential, and certified general real property appraisers in Nebraska, and 50 credentialed trainee real property appraisers. In addition, there are currently 108 appraisal management companies registered in Nebraska.



Real Property Appraiser and AMC Numbers and Trends as of April 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
David P. Bloxham, Nebraska City
 Certified Residential Appraiser
 Financial Institutions Rep
 Term Expires: January 1, 2019

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?

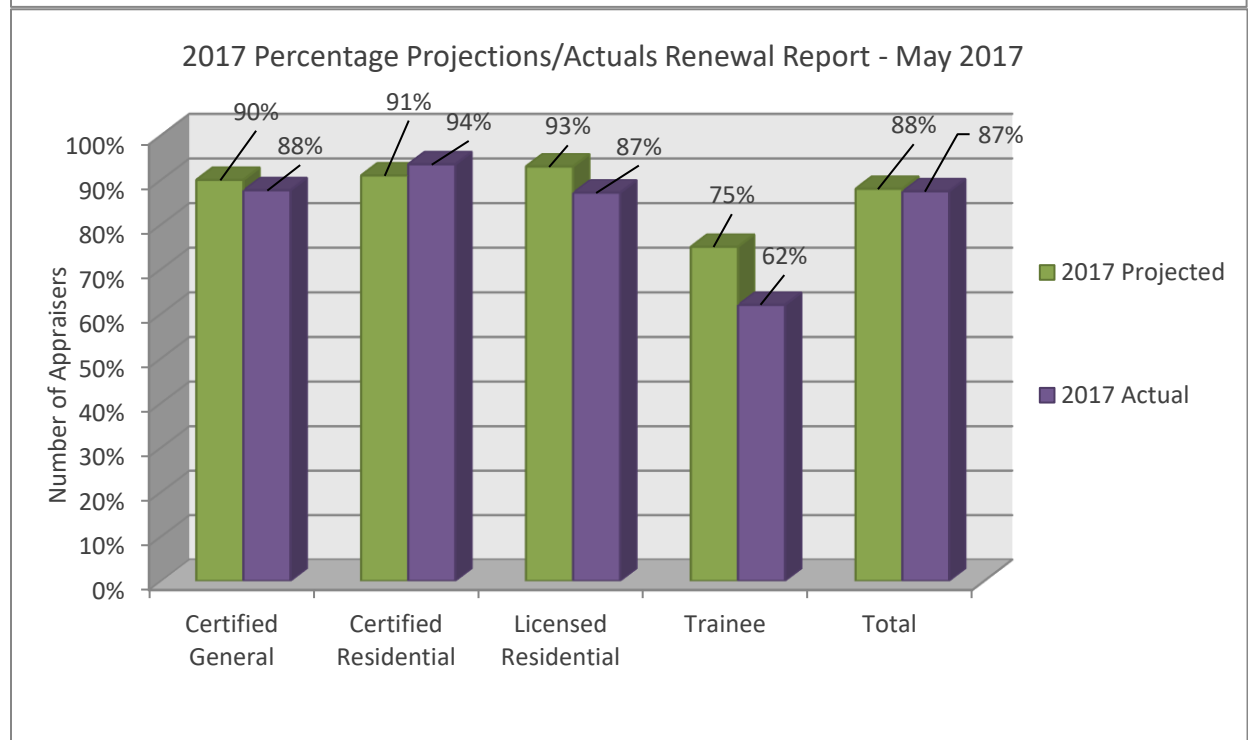
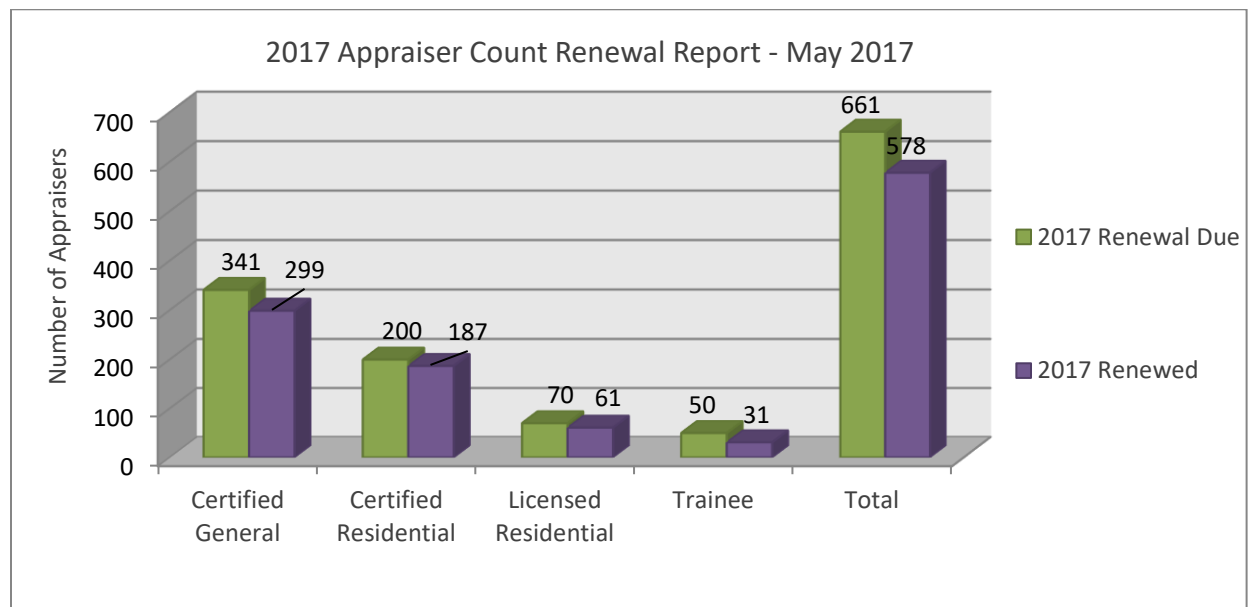
The Appraisal Foundation is pleased to announce a new Q&A Forum that is now available. You can post your questions on appraisal standards or appraiser qualifications and receive a timely answer from Foundation staff.

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/QAs/TAF/QAs.aspx>.

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

Real Property Appraiser Renewal Report as of May 2017

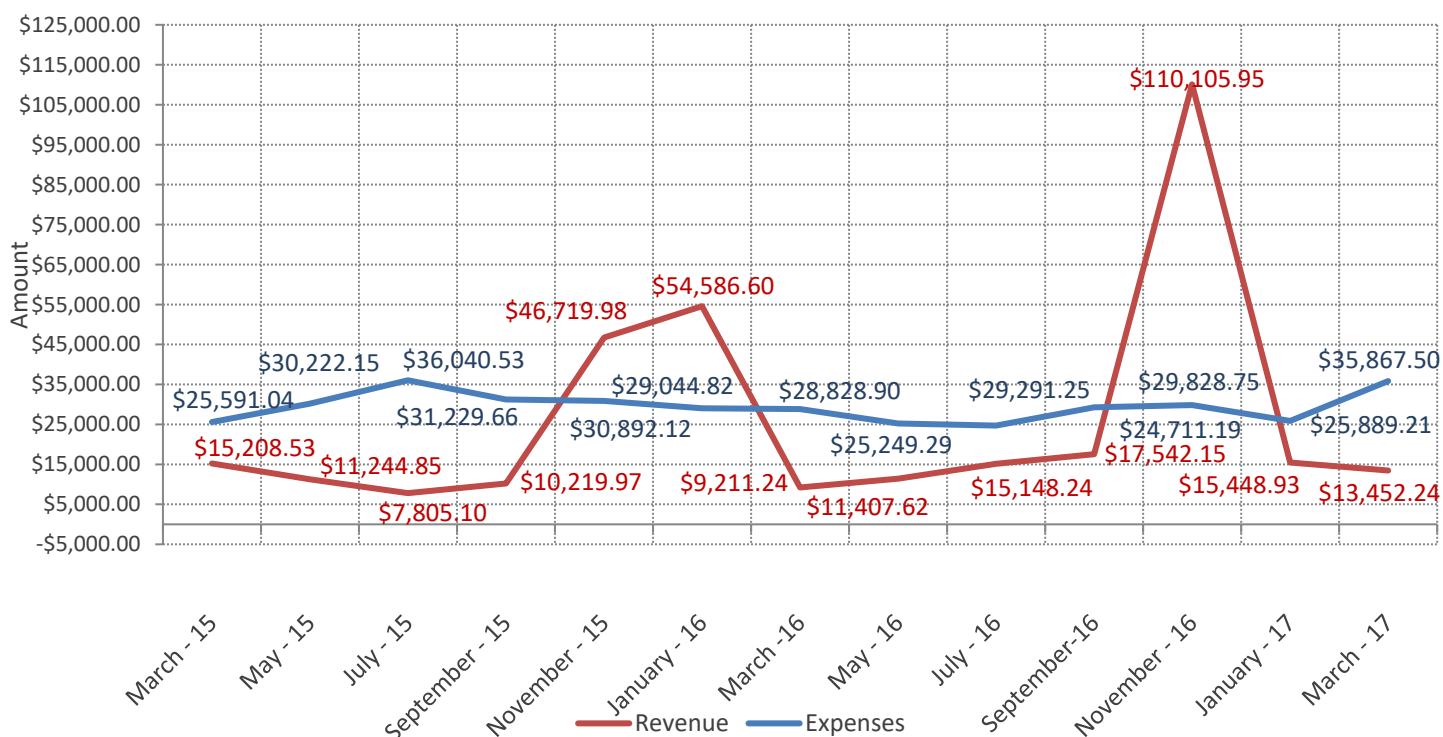
The charts below outline the real property appraiser renewal counts and percentages as of May 2017. There were 661 trainee, licensed residential, certified residential, and certified general real property appraiser renewals due, and 578 credentials have been renewed. 2017 is the first year that the trainee real property appraiser two year renew requirements have been in effect. 75% were projected to renew, but as of the date of this report 62% have renewed. The Board anticipates that the trainee renewal counts will be much higher after the first cycle with the two year renewal requirements is complete. In addition, the Board continues to receive a high number of late renewal applications from licensed residential, certified residential, and certified general real property appraisers.



NRPAB Financial Snapshot as of March 31, 2017

For the Real Property Appraiser Program, which includes both the appraiser fund and the AMC fund, a total of \$276,811.25 in expenditures and \$313,633.23 in revenues were recorded as of March 31, 2017. Actual expenses registered at 55.98 percent of the budgeted expenditures for the fiscal year; 75.07 percent of the fiscal year has passed. Real property appraiser credential renewal applications drove revenues during the last quarter.

Agency 25 Month Expenses/Revenue



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

Appraiser Login button

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

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

- AMC Registration
- Appraiser Credentialing
- Board Meetings
- Education
- Enforcement
- Laws and Regulations
- Public Information
- Request Forms
- Standard 3 Review Forms

Compliance Corner:

The Compliance Corner is where the latest disciplinary actions taken by the Board will be found. Between the months of January through March, the Board took no disciplinary action against any appraiser or appraisal management company. There has been one grievance filed against appraisers and one against an Appraisal Management Company. The Board has dismissed three Grievances during this time period.



What Level is Your Credential?

By CEO Krieger

Jay London once said, “I don’t need to worry about identity theft because no one wants to be me.” As appraisers however, your identity is very important when it comes to an appraisal report. The notion of including your credential level and credential number within every report does not seem to be that big of deal. There is no mention within the Standards of USPAP that require this information be provided, so why bother? It is important, because it is the law.

Neb. Rev. Stat. § 76-2236.01(2) states, “A real property appraiser shall state whether he or she is a licensed residential real property appraiser, certified residential real property appraiser, certified general real property appraiser, or trainee real property appraiser and include his or her board-issued credential number whenever he or she identifies himself or herself as a real property appraiser, including on all reports which are signed individually or as cosigner.” Failure to include such information is a violation of the Nebraska Real Property Appraiser Act and could lead to action by the Board.

Although including your credential level and number in a report is not hardship, the Board has seen this information omitted in reports. The Board would like to offer this friendly reminder to always include the your credential level and number when completing an appraisal report. The last thing anyone wants over the summer is to worry about a possible grievance.



2017 Nebraska Real Property Appraiser Board

Pictured from left to right: David Bloxham, Christopher Mustoe, Gary McCormick, Benjamin Hynek, Chris Langemeier