



THE NEBRASKA APPRAISER

News from the Nebraska Real Property Appraiser Board

Summer 2018

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.

Back to the Grind

Summer just has a different pace to it; the days seem a little more relaxed. Unfortunately, we all get back to the grind. I hope that you have all settled into a nice routine as we move into fall. The Board's focus has been placed on finalizing its 2019-2021 Biennial Budget Request, preparing for future changes to Title 298, and drafting language for legislation to address the recent changes made to the Real Property Appraiser Qualifications Criteria by the AQB. Finally, the Board is fully prepared to process your real property appraiser credential renewal applications. More information on the 2019-2020 renewal procedures can be found in the featured article. We are here for you, so please call the Board's office with any questions related to credential renewals. I hope that you enjoy this edition of The Nebraska Appraiser.

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- June 30, 2018 Financial Report

Upcoming NRPAB Meetings:

- ◆ October 17, 2018 @ NRPAB Office (Conference Room)
- ◆ November 15, 2018 @ NRPAB Office (Conference Room)
- ◆ December 20, 2018 @ 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.

2019-20 Credential Renewal Processes and Procedures

By Tyler N. Kohtz, Director

Real property appraiser credential renewal applications are due November 30, 2018. If your Nebraska credential expires December 31, 2018, please review the following information regarding the 2019-20 renewal process.

Yellow postcards were mailed in August to all appraisers whose credentials expire December 31, 2018, with directions for downloading the application and renewal procedure. The Board will not mail 2019-2020 renewal application forms to credential holders.

All required documents must be mailed to the Board's office, postmarked by November 30, 2018. These include:

- completed renewal application form
- explanations and copies of documents for all "YES" answers to disciplinary questions,
- all fees,
- all required continuing education completion certificates and supporting documentation, and
- (for those notified of random selection by certified mail) the signed and dated Authorization to Use Fingerprints for Criminal History Record Check Through the Nebraska State Patrol and the Federal Bureau of Investigation form and fingerprint cards or date of electronic fingerprint submission.

(Note: You must include all required CE certificates and documentation and explanations of "YES" answers to disciplinary questions with each renewal application, even if that information was previously sent to the Board.)

Incomplete or incorrect applications will be returned with a letter describing the issues and explaining the next step. Applications missing any required accompanying documentation are considered incomplete.

When a complete application has been received and processed by board staff, a blue postcard will be mailed to the credential holder stating that the credential has been renewed and providing directions for printing the credentialing card through Appraiser Login on the Board website (see picture, right).

If all required information is not received at the Board's office postmarked by November 30, 2018, a credential holder will have until July 1, 2019 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, 2018. (The late processing fee does not apply until January 1, 2019 for new or upgraded credentials issued on or after November 1, 2018.)

All applications received after November 30, 2018 will go before the Board for review, except applications to renew new or upgraded credentials issued after November 30, 2018 and before January 1, 2019.

If a late application is incomplete or missing required documentation, or late fees, the application will be returned to the credential holder.

If an appraiser who is required to submit fingerprints with this year's renewal application sends everything on time (on or before November 30, 2018), but the Board has not received the criminal history record check results from the State Patrol by December 31, 2018, the Board may renew a credential subject to receipt of the CHRC results. All other requirements for renewal must be met prior to the November 30 deadline for this contingent approval.



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Appraiser Login Button

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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 dependable, and ethical appraisal services community in Nebraska.

2019-20 Credential Renewal Processes and Procedures (Continued)

A credential holder may elect inactive status to maintain his or her credential if he or she is unable to practice for a period of less than two years. The inactive status application is located on the Board's website at http://www.appraiser.ne.gov/Appraiser_Credentialing/.

Information regarding the CE requirements is available in Appraiser Login (see below). Log into Appraiser Login and select the "2019-20 Nebraska Real Property Appraiser Continuing Education Requirements" link (see picture, right).

The Board may adopt a program of continuing education for an individual credential holder as long as the program complies with the Appraiser Qualifications Board's continuing education criteria. To request an individualized program of continuing education, submit a letter to the Board explaining the circumstances that are the basis for the request and the reason(s) why the existing continuing education requirements are a hardship.

LB741 was passed by the Nebraska State Legislature on April 6, 2018, and signed into law by Governor Ricketts on April 11, 2018. This bill included the following changes to the continuing education requirements:

- All continuing education, including the Seven-hour USPAP Update Course, may now be completed online or by correspondence. The requirement that no more than fourteen hours of continuing education in each two year period may be taken online or by correspondence found in Neb. Rev. Stat. § 2236 (2) is removed.
- Report Writing Update is no longer required. The Seven-hour Report Writing Update Course continuing education requirement found in N.R.S. § 76-2236 (4) is removed.

Appraiser Details

Appraiser

Name: [Redacted]
Email: [Redacted]

Credential

Effective Date	Expiration Date	ID Number	Print
01/01/2015	12/31/2015	4456-2015	Pocket Card
07/08/2014	12/31/2014	4455-2014	Pocket Card

Education

2015-16 Nebraska Real Property Appraiser Continuing Education Requirements

CE Period: 2014-2015
7-Hour USPAP Update (Required every two years): 2014
7-Hour Report Writing and Case Studies Update (Required every four years): 2014
CE Hours Remaining: 28

ID	Year	Hours	Name	Prerequisite?
A0052	1982	30	Capitalization Theory and Techniques	Yes
A0002	1988	35	Fundamentals of Real Estate Appraisal	Yes
A0003	1988	30	Annuaial of I and	Yes

Each credential holder who successfully renews his or her credential after the second year of a two-year credential period receives one free download of the PDF version of the 2018-19 Edition of USPAP through Appraiser Login (see picture below). You may print the PDF for your personal use once download is complete. You can purchase a hard copy from The Appraisal Foundation at <https://www.appraisalfoundation.org/imis/TAF/Store/TAF/Products.aspx?hkey=73d01054-6418-4dff-86c3-f08e92a04e4c>

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The Nebraska Real Property Appraiser Board has made every effort to ensure the accuracy of the information provided in Appraiser Login. However, Appraiser Login is for information purposes only and is not an official transcript, the Board does not guarantee the accuracy of the information. As a Nebraska credentialed appraiser, it is your responsibility to ensure that all continuing education requirements are met, and all required information for renewal is submitted to the Board's office in a timely manner. If any errors, omissions, or discrepancies are found in Appraiser Login, please notify the Nebraska Real Property Appraiser Board immediately.

Appraiser Details

Appraiser

Name:
Email:

USPAP → **USPAP Download Information**

You are eligible to download the 2014-15 Edition of USPAP: [Download USPAP 2014-15](#)

One free download is available to you. Please make sure you are on a computer where you are allowed to save and access this download. To open the file you must have a PDF reader. Once download is complete, you may print this PDF file.

Except for saving the PDF download, and printing the PDF for your own personal use, no parts of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopy, recording or otherwise, without the prior written consent of The Appraisal Foundation.

Hard copies, additional copies of the electronic version, and flip copies of the 2014-15 Edition of USPAP are available for purchase through The Appraisal Foundation at <https://netforum.avecfra.com/eWeb/DefaultPage.aspx?Site=TAF>

Credential

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 process.

NRPAB Quick Hits:

- ◆ The Nebraska Real Property Appraiser Board retired two guidance document between April and June.
- * 17-01: Enforcement of Nebraska Law Review Requirement for Temporary Credential Applicants—Retired May 17, 2018
- * 17-05: Application of “Meets or Exceeds” Related to Evaluation of Reciprocal Real Property Appraiser Applicants—Retired May 17, 2018

All Guidance Documents are available for viewing on the Board's website at:

http://appraiser.ne.gov/guidance_documents.html.

- ◆ In order to meet the highest level of efficiency and effectiveness for the Board and its staff, the Compliance and Education Officer position was retired on July 25, 2018. These duties have been assumed by the director, and an Administrative Specialist will provide assistance to the director and the Board's programs.
- ◆ Congratulations to Business and Licensing Specialist Allison Nespor, who has been with the Board for two years on July 18th.
- ◆ Between the months of April and June, there were four grievances filed against appraisers and none filed against appraisal management companies. During this time, the Board entered into a consent agreement with one appraiser concerning a report that was found to not meet the minimum requirements of USPAP, one grievance was withdrawn, and one grievance was dismissed.



NRPAB Staff

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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

In the Spotlight:

NRPAB Temporary Administrative Specialist Sandra Blumanhourst

Sandra Blumanhourst has joined the staff as a Temporary Administrative Specialist through mid-January 2019. Sandra performs varied technical and administrative support activities for the agency's programs. Specifically, she assists with the investigative administrative duties, coordinates the agency processes and procedures for education activities, and assists with processing applications for credentialing and appraisal management company renewal. Sandra is also the first point of contact for the Board, so if you call the office, you will likely have the opportunity to speak with her. She brings years of experience in customer service, ministry, and education to the Board.



Sandra resides in Lincoln, Nebraska, and enjoys Husker sports; however, the Olympics are her favorite form of athletic competition. She tries to find the time to watch as many events she can from each opening ceremony to closing ceremony.



Sandra Blumanhourst



Board Members

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

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

Board Member
David L. Hartman, Omaha
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
Thomas M. Luhrs, Imperial
Certified General Appraiser
Licensed Real Estate Broker Rep
Term Expires: January 1, 2023

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 April and June of 2018.

Trainee Real Property Appraisers

Nathan Bartels, Seneca KS – T2018002
Kristen Queen, Omaha NE – T2018003
Katherine Longley, Omaha NE – T2018004
Cheryl Reed, Kearney NE – T2018005
Blake McGee, Fairbury NE – T2018006
Russell Mihely, Omaha NE – T2018007
Grant Krieger, Lincoln NE – T2018008
Shawna York, Grand Island NE – T2018009

Certified Residential Real Property Appraisers

Steven O'Brien, Scottsdale AZ – CR2018004R
Martin Froehlich, Highlands Ranch CO –
CR2018005R

Certified General Real Property Appraisers

Curtis Brooks, Yankton SD – CG2018008R
Ryan Omel, Lincoln NE – CG2018009
Carlos Lopez, Lincoln NE – CG2018010
Todd Lamb, Dallas TX – CG2018011R
R David Edwards, Lees Summit MO – CG2018012R
Thomas Mullins, Danbury CT – CG2018013R
Miles Loo Jr, Los Angeles CA – CG20180014R
Thomas Arnold, Denver CO – CG20180015R
Sergiu Perju, Elkhorn NE – CG20180016

Appraisal Management Companies

International Valuation Group, LLC – NE2018001
AAA Appraisal Management Company, LLC –
NE2018002

Free Voluntary Guidance for Appraisers

Looking for guidance on recognized valuation methods and techniques? The Appraisal Foundation 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 #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](#)

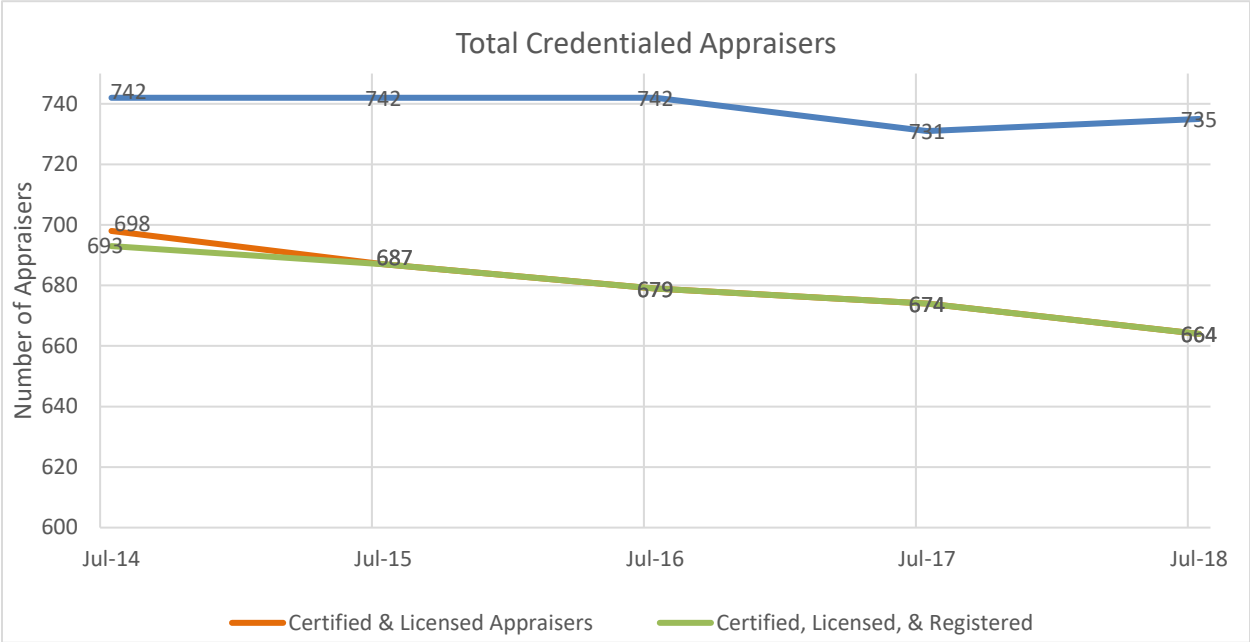
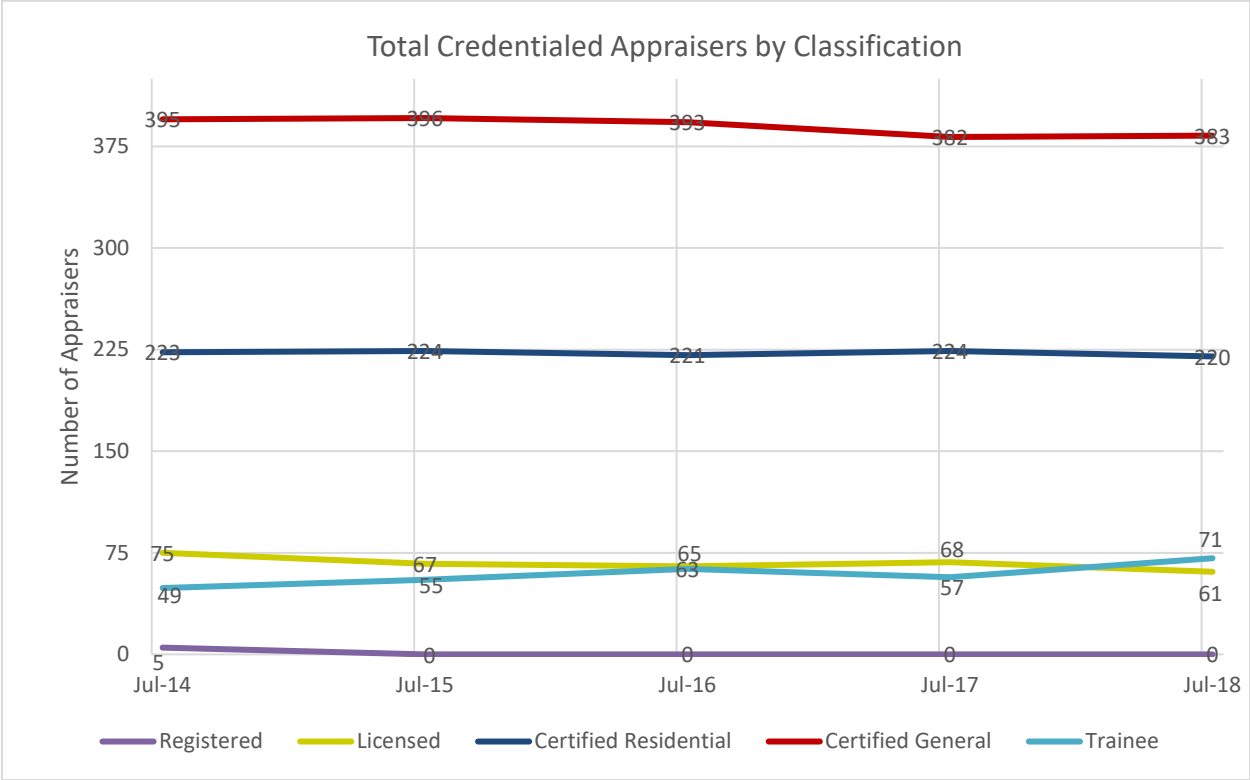
APB Valuation Advisory #8:
[Collection and Verification of Residential Data in the Sales Comparison Approach](#)

APB Valuation Advisory #9:
[Valuation of Green and High-Performance Property: Commercial, Multi-family, and Institutional Properties](#)

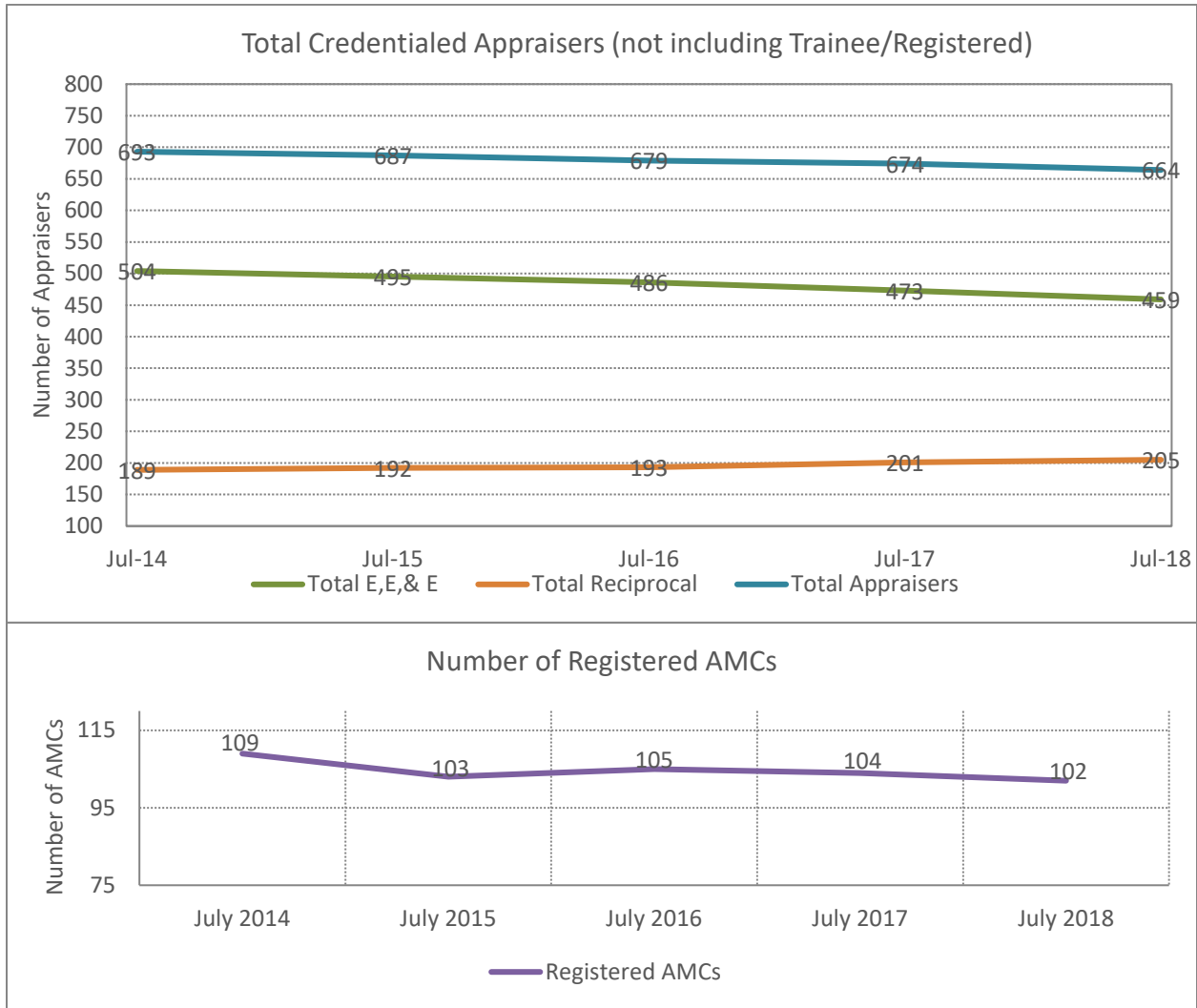
To learn more about the APB's *Valuation Advisories* and what advisories are under development, click [here](#).

Real Property Appraiser and AMC Numbers and Trends as of July 1, 2018

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 July 1, 2018. There are currently 664 licensed residential, certified residential, and certified general real property appraisers in Nebraska, and 71 credentialed trainee real property appraisers. In addition, there are currently 102 appraisal management companies registered in Nebraska.



Real Property Appraiser and AMC Numbers and Trends as of July 1, 2018 (Continued)



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?

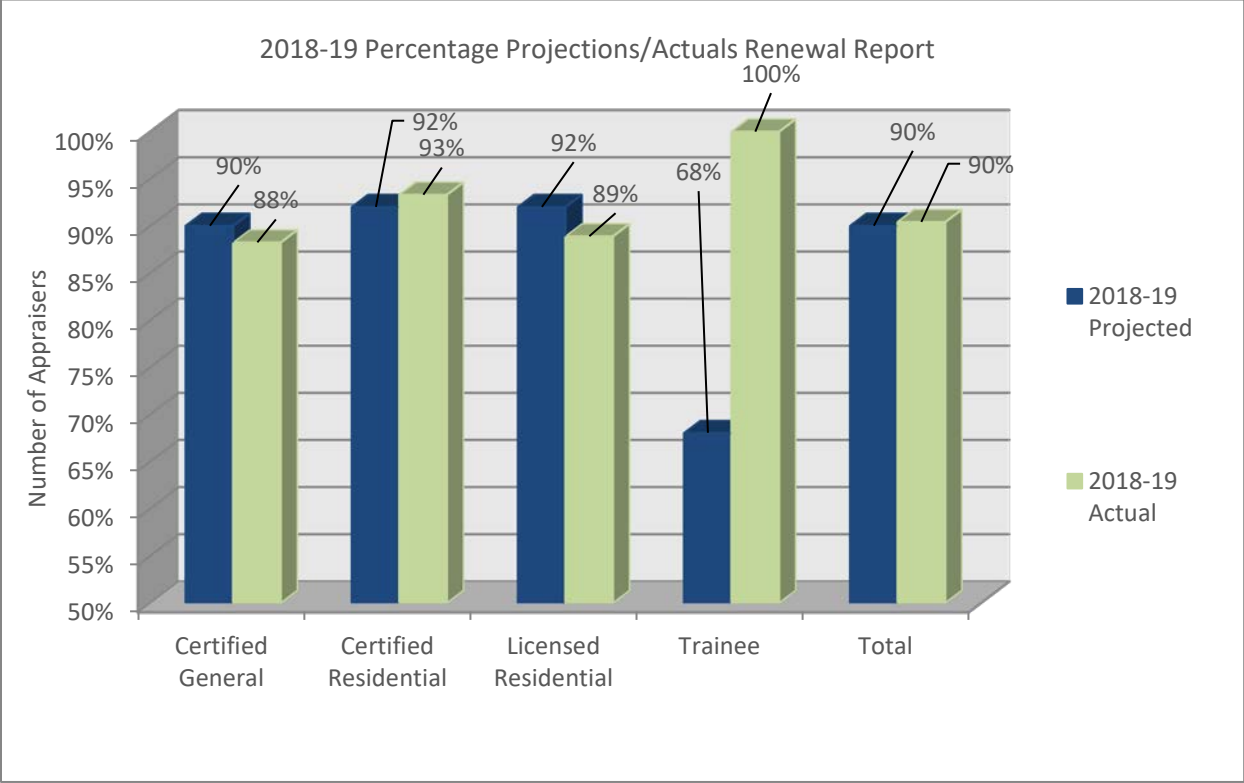
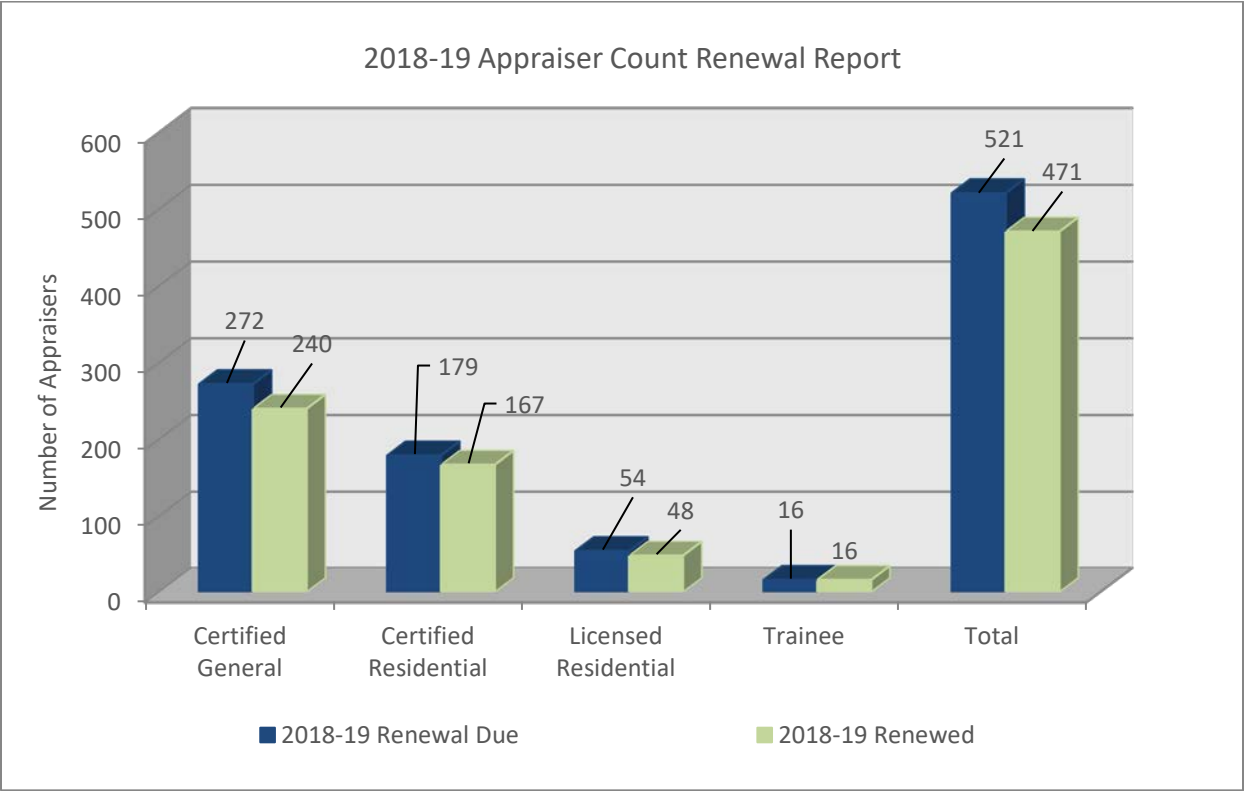
The Appraisal Foundation is pleased to announce a new Q&A Forum that is now available. You can post your questions on appraisal standards or appraiser qualifications and receive a timely answer from Foundation staff.

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/>.

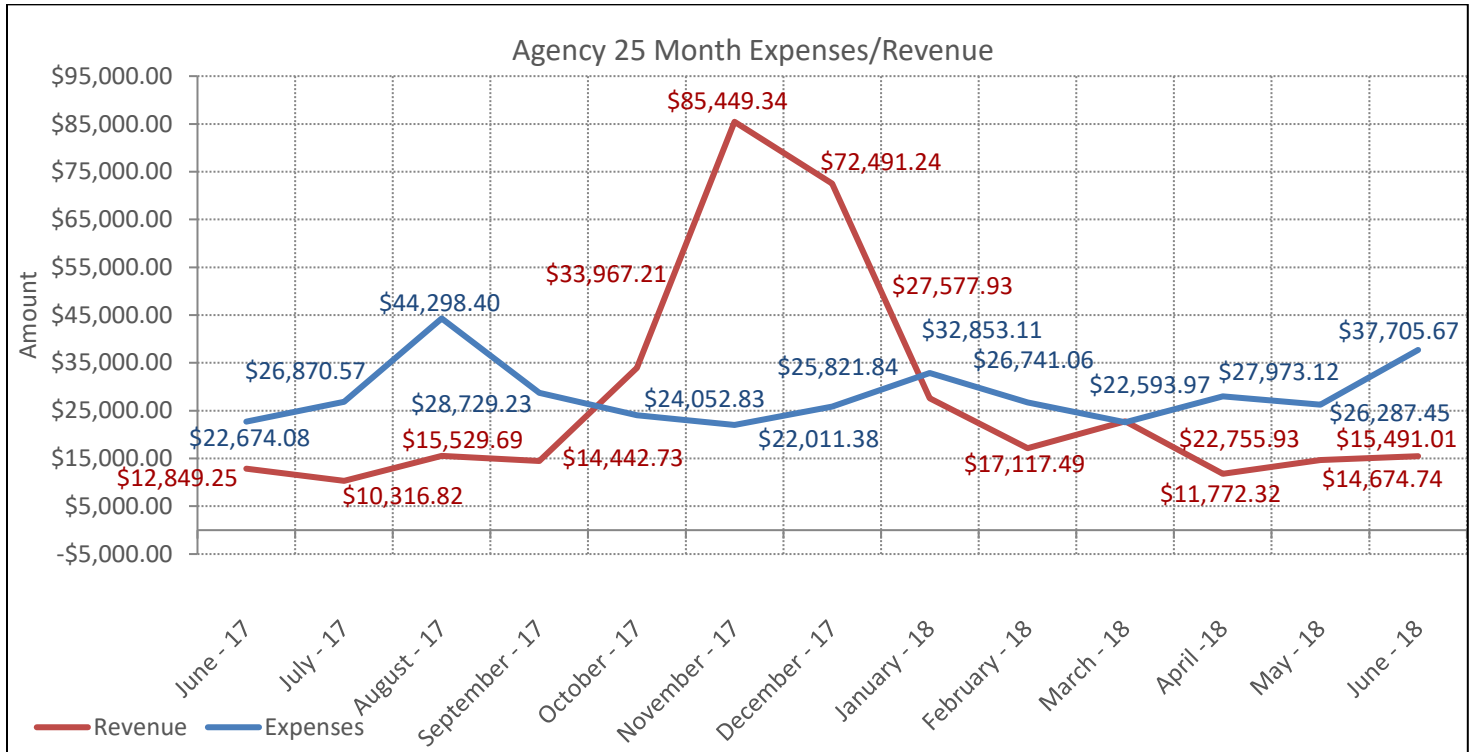
Real Property Appraiser Renewal Report as of July 1, 2018

The charts below outline the real property appraiser renewal counts and percentages as of July 1, 2018. There were 521 trainee, licensed residential, certified residential, and certified general real property appraiser renewals due, and 471 credentials were renewed.



NRPAB Financial Snapshot as of June 30, 2018

The 2017-18 Fiscal Year ended with \$345,938.63 in expenditures and \$341,586.45 in receivables. As of the end of June, actual expenses registered at 71.28 percent of the budgeted expenditures; revenues finished at 100.16 percent of the budgeted revenues for the fiscal year. The lower than expected expenditures is attributed to a lower utilization of funds for other contractual services due to a smaller than expected number of Standard 3 reviews for investigations and applicants, and data processing expenses were below budget due to little work being completed on the Board's database during the fiscal year; only 40 percent of this budgeted amount for the fiscal year was utilized. Revenues met projections, highlighted by strong AMC and education revenues.



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

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- 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