



THE NEBRASKA APPRAISER

News from the Nebraska Real Property Appraiser Board

Fall 2020

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.

A Sign of the Times

The only thing that is certain right now is uncertainty. Just when we think that we have our holiday table conversation topics figured out, a curveball is thrown at us, and we add another topic of conversation. A lot can change between now and the holiday season. Who knows, maybe football will be cancelled, and started, and cancelled, and started again...and possibly cancelled once again. The Board doesn't escape changes either. Chairperson Hynek's term on the Board expires on December 31, 2020, so when the next edition of The Nebraska Appraiser is released, the Board will be welcoming a new member. Chairperson Hynek's contributions and drive will be missed. Finally, NRPAB temporary employee Christy Wheeler is "In the Spotlight!" I hope that your fall is full of happiness, your holiday season is full of blessings, and that you enjoy this edition of The Nebraska Appraiser.

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Upcoming NRPAB Meetings:

- ♦ Dec 17, 2020 @ NRPAB Office (Conference Room)
- ♦ Feb 18, 2021 @ NRPAB Office (Conference Room)
- ♦ April 15, 2021 @ NRPAB Office (Conference Room)

* These meeting dates are all tentative. Please check the Board's Facebook page for information as these dates approach. 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.

2021-2022 Credential Renewal Reminder and Information

By Tyler N. Kohtz, Director

Real property appraiser credential renewal applications are due November 30, 2020, which is fast approaching. If your Nebraska credential expires December 31, 2020, and you have not renewed your credential, please take note of the following:

If all required information is not received at the Board's office postmarked by November 30, 2020*, a credential holder will have until July 1, 2021 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, 2020 (The late processing fee does not apply until January 1, 2021 for new or upgraded credentials issued on or after November 1, 2020.).

Incomplete or incorrect applications will not be processed and will be returned with a letter describing the issues and explaining the next step. Applications missing any required accompanying documentation are considered incomplete.

Except for applications to renew new or upgraded credentials issued after November 1, 2020 and before January 1, 2021, all applications processed by board staff received after November 30, 2020 may go before the Board for review at its next 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.

When an application received at the Board's office has been processed by board staff, and approved by the Board if required, 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.

If an appraiser who is required to submit fingerprints with this year's renewal application sends everything on time (on or before November 30, 2020), but the Board has not received the criminal history record check results from the State Patrol by December 31, 2020, 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.

Each credential holder who successfully renews his or her credential receives one download of the PDF version of the 2020-21 Edition of USPAP through Appraiser Login. Hard copies may be purchased from [The Appraisal Foundation Store](#).

Information specific to the continuing education requirements can be found in Appraiser Login. Log into Appraiser Login and select the "Nebraska Real Property Appraiser Continuing Education Requirements" link.

Guidance Document 19-03 clarifies acceptance of an online or correspondence education activity completed in another jurisdiction that is not already approved by the Board as a continuing education activity. The Board will accept an online or correspondence education activity completed in another jurisdiction if the activity was approved as continuing education by the jurisdiction in which the credential holder is a legal resident at the time the activity was completed, and the continuing education activity meets or exceeds the requirements for approval as a continuing education activity outlined in Chapter 6 of Title 298.

Finally, any person who does not obtain renewal of his or her real property appraiser credential prior to January 1, 2021 is not authorized to engage in real property appraisal practice 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, directly or indirectly for another, offers, attempts, agrees to engage in, or engages in real property appraisal practice or who advertises or holds himself or herself out to the general public as a real property appraiser 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 process.

*** Includes all required continuing education completion certificates and supporting documentation (if not already submitted to and approved by the NRPAB through the Education Submission Portal found in Appraiser Login or by email to nrpab.education@nebraska.gov)**

NRPAB Quick Hits:

- ◆ The Board has a folder on its website for COVID-19-related documents relevant to the appraiser community, and notice of these documents, along with other important information, is posted to the Board’s Facebook page.

The Board has implemented a voluntary staffing/essential business operating procedure. During this time, staffing levels will be maintained in the NRPAB office as needed to carry out essential business, and any staff member may conduct business in the office on a voluntary basis. Staff will also continue working remotely on a regular basis. The Board anticipates no disruptions in agency services during this time. If you contact the NRPAB office by phone, please be patient while awaiting a return phone call as the staff member best suited to address the subject of the phone call may not be in the office. There will be no delay in response for emails sent to the Board’s general email accounts found by selecting the “Contact” button at the top of the Board’s website at <https://appraiser.ne.gov/contact/index.php>.

At the present time, the Board intends to hold meetings on an as-needed basis to conduct its business that cannot be carried out through the executive authority granted to waive rules pertaining to examinations and applications as a result of Governor Ricketts's 2020 State of Emergency Proclamation made on March 13, 2020.

The ASC granted a temporary waiver for the allowance for education offerings designed to be presented in a traditional classroom setting to be offered via distance education through December 31, 2021. At it’s June 18, 2020 meeting, the Board approved the supervisory appraiser and trainee course for delivery under the ASC temporary waiver, and at its October 15, 2020 meeting, the Board approved all qualifying and continuing education activities for delivery under the ASC temporary waiver. All other requirements for education approval apply.

NRPAB Staff

DIRECTOR

Tyler N. Kohtz
402-471-9015
tyler.kohtz@nebraska.gov

BUSINESS AND LICENSING SPECIALIST

Allison L. Nespor
402-471-9024
allison.nespor@nebraska.gov

ADMINISTRATIVE SPECIALIST

Katja Duerig
402-471-9015
katja.duerig@nebraska.gov



301 Centennial Mall South, First Floor
PO Box 94963
Lincoln, NE 68509-4963

Phone: 402-471-9015
Fax: 402-471-9017
Website: <https://appraiser.ne.gov/>



[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:

- ◆ Board Member Benjamin J. Hynek's term as the 1st congressional district certified real property appraiser representative expires on December 31, 2020. The State of Nebraska is currently accepting applications to fill this position on the Board.
- * Anyone interested in the position as the 1st congressional district certified real property appraiser representative must hold a current certified real property appraiser credential, and must currently reside in the 1st congressional district. The term for this position will run for five years, beginning on January 1, 2021.
- * If you would like more information about this position, or what the Board does, please visit the NRPAB website at: <https://appraiser.ne.gov>, or contact the Board's office at 402-471-9015.
- * The application can be found on the Governor's website located at <https://governor.nebraska.gov/>. Select the dropdown titled "Constituent Services" at the top of the page, then select "Boards and Commissions."
- ◆ The Nebraska Real Property Appraiser Board retired no guidance documents, and adopted no guidance documents between July and September. All Guidance Documents are available for viewing on the Board's website at: https://appraiser.ne.gov/guidance_documents.html.
- ◆ Compliance Update
 - * Between the months of July and September, there were four grievances filed against Nebraska credentialed real property appraisers. The Board dismissed two grievances without prejudice, and one grievance was withdrawn by the complainant. No disciplinary actions were taken by the Board against any appraisers during this period.
 - * Between the months of July and September, no grievances were filed against any appraisal management companies. During this time, no disciplinary actions were taken by the Board against any appraisal management companies.



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
Thomas M. Luhrs, Imperial
Certified General Appraiser
Licensed Real Estate Broker Rep
Term Expires: January 1, 2023

Board Member
Wade Walkenhorst, Lincoln
Financial Institutions Rep
Term Expires: January 1, 2024

Board Member
Bonnie M. Downing, Dunning
Certified General Appraiser
3rd District Representative
Term Expires: January 1, 2025

In the Spotlight:

Wheeler Joins Staff as Temporary Secretary

As the Board's processing of real property appraiser renewal applications ramps up, you may notice another presence in the office. Christy Wheeler of Lincoln, Nebraska, has joined the Board as a temporary secretary to assist with processing renewal applications and carrying out other assigned duties. Wheeler will be with the Board through mid-January 2021.

Wheeler brings extensive office experience to the Board. She spent nearly five years as a Unit Management Assistant for the Lifespan Health Services Unit in the Department of Health and Human Services. In this position, Wheeler coordinated with programs in the development of contracts to meet agency and federal requirements for various entities throughout the State of Nebraska, participated in the agency's procurement and grant awarding processes, maintained and monitored the Public Health Screening Budget, conducted program related training, and was a security administrator and records retention coordinator for her unit. After her time at DHHS, Wheeler was the Office Manager for Carl Wheeler Flooring. Wheeler also spent previous time in the State of Nebraska SOS program.



Christy Wheeler

"I love working an office environment. Most of my working career has been office related and I have found I excel and am most comfortable in this environment."

- Christy Wheeler

Wheeler has been married to her husband, Carl, for almost four years. She has two sons, three stepsons, two granddaughters, and one grandson. According to Wheeler, her three stepsons have taken to calling her their "stepmomster."

Wheeler's hobbies include crocheting and knitting. She also enjoys listening to books on audio, riding Harley Davidson motorcycles, fishing, and spending time with family.



Christy Wheeler

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 2020.

Trainee Real Property Appraisers

Maia Nicholas, Boys Town NE – T2020020
Sarah Gerberding, Giltner NE – T2020021
Jacob Palm, Lincoln NE – T2020022

Certified Residential Real Property Appraisers

Hansel Dobbs, Allen TX – CR2020007R

Certified General Real Property Appraisers

Brock Heyde, Kansas City MO – CG2020022R
Kara Behrens, Broken Bow NE – CG2020023
Eric Caldwell, Des Moines IA – CG2020024R
Marshall Estep, Minneapolis MN – CG2020025R
Bradley Braemer, Chicago IL – CG2020026R

Appraisal Management Companies

Superstition Management Inc dba AppraisalTek – NE2020003

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 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](#)

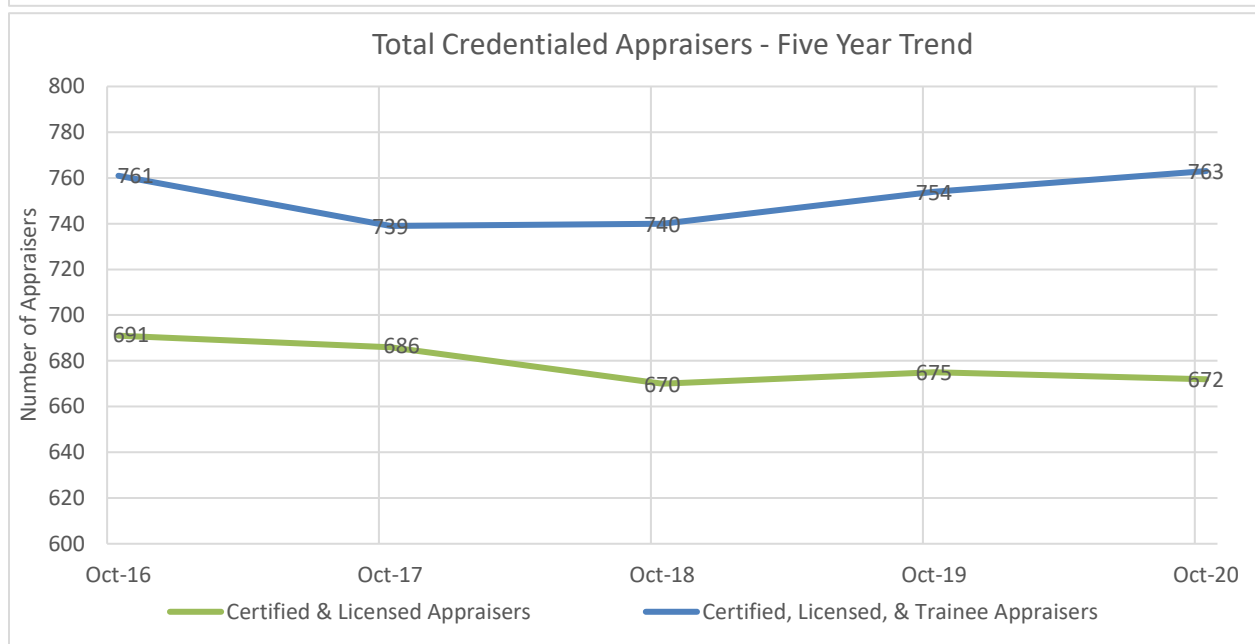
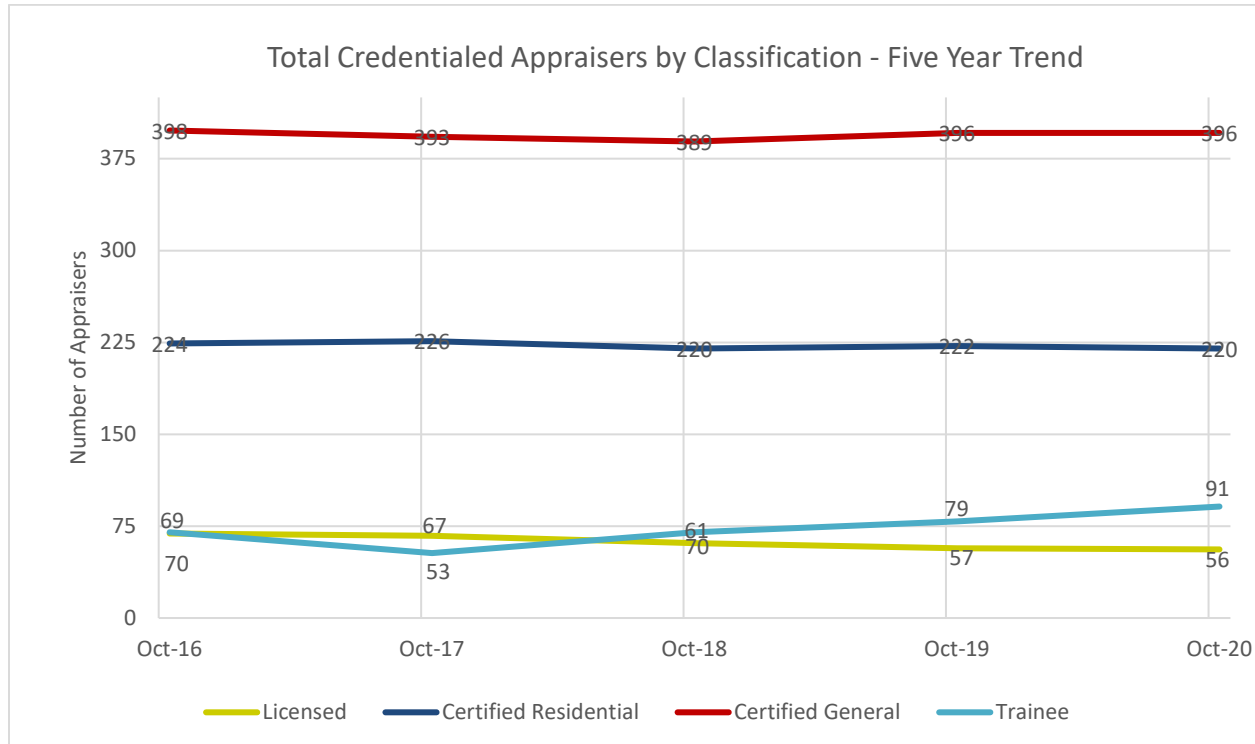
APB Valuation Advisory #9:

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

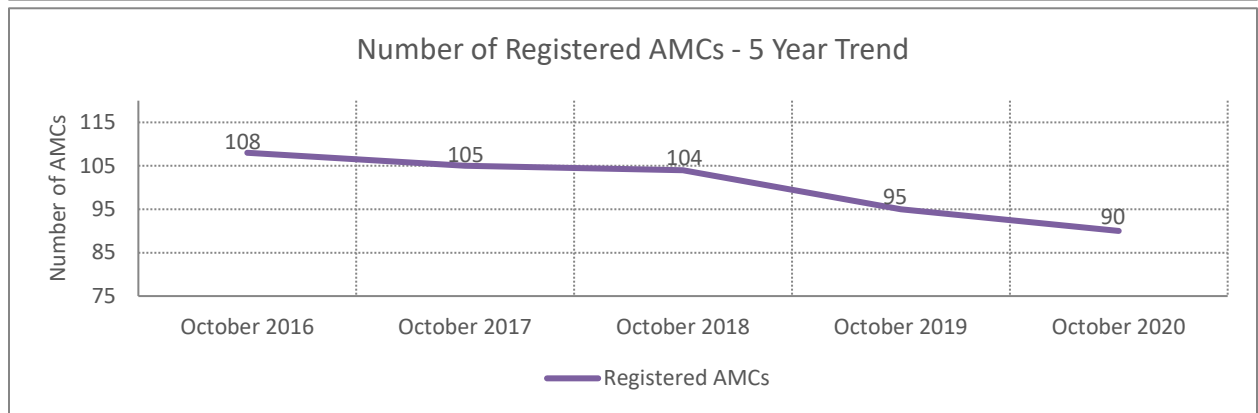
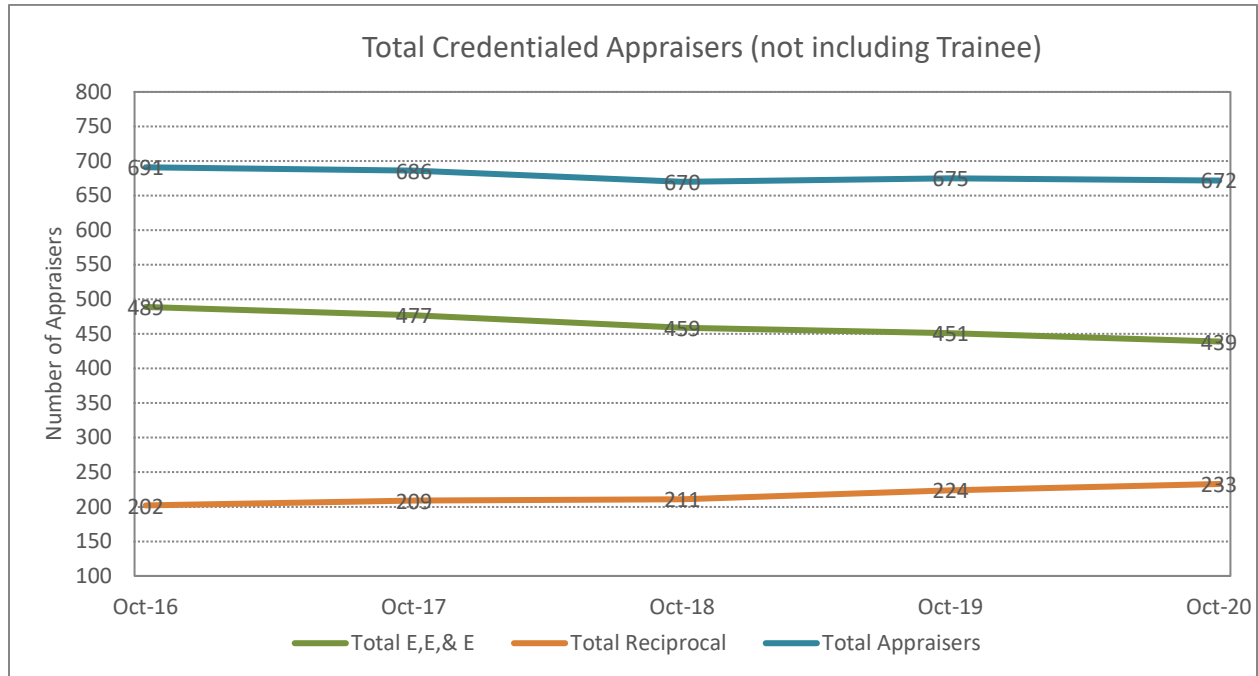
To learn more about the APB's *Valuation Advisories* and what advisories are under development, click [here](#).

Real Property Appraiser and AMC Numbers and Trends as of October 1, 2020

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, 2020. There are currently 672 licensed residential, certified residential, and certified general real property appraisers in Nebraska, and 91 credentialed trainee real property appraisers. In addition, there are currently 90 appraisal management companies registered in Nebraska.



Real Property Appraiser and AMC Numbers and Trends as of October 1, 2020 (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?

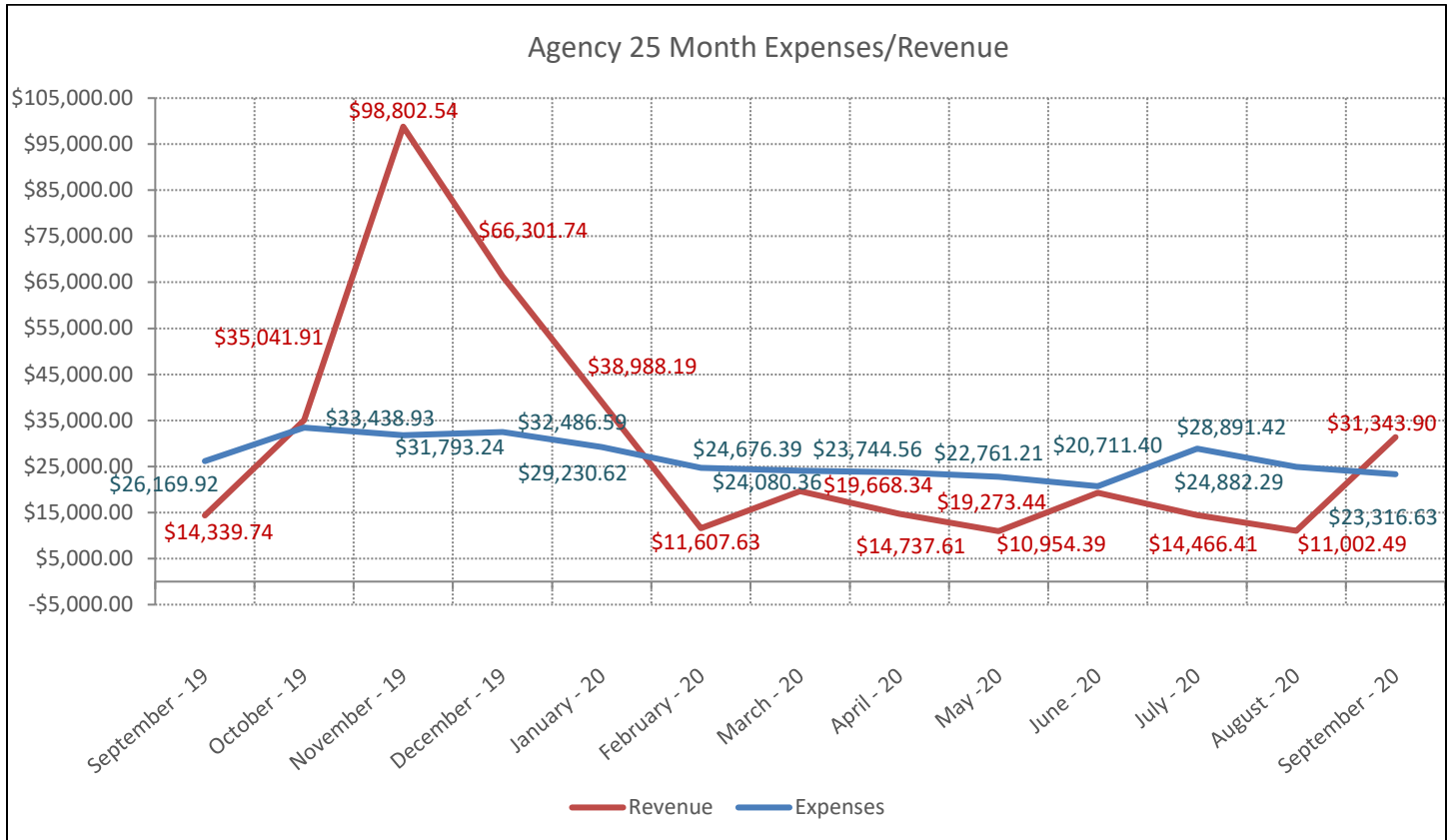
The Appraisal Foundation is pleased to announce a new Q&A Forum that is now available. You can post your questions on appraisal standards or appraiser qualifications and receive a timely answer from Foundation staff.

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/>.

NRPAB Financial Snapshot as of September 30, 2020

For the Real Property Appraiser Program, which includes both the appraiser fund and the AMC fund, a total of \$77,090.34 in expenditures and \$56,812.80 in revenues were recorded as of September 30, 2020. Actual expenses registered at 18.69 percent of the budgeted expenditures for the fiscal year; 25.21 percent of the fiscal year has passed.



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