



THE NEBRASKA APPRAISER

News from the Nebraska Real Property Appraiser Board

Spring 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 New Normal.

We all went about life differently just a few short months ago; the way that we view the world and prioritize our lives have changed. During this time, I hope that each of you, or your businesses, have found a successful model to serve your customers. Most importantly, I hope that you and your loved ones are safe and healthy.

In This Issue

NRPAB Quick Hits:

- NRPAB COVID-19 Response
- 2020 NRPAB Real Property Appraiser Act Update (LB808)
- 2020 NRPAB Title 298 Update
- Guidance Documents Adopted/Retired Between January and March of 2020
- Compliance Update (January — March 2020)

Coming and Going:

- Who's New? (January – March)
- Real Property Appraiser and AMC Numbers and Trends as of April 1, 2020
- Real Property Appraiser Credential Renewal Report as of April 2020

Financial Snapshot:

- March 31, 2019 Financial Report

Upcoming NRPAB Meetings:

- ♦ June 18, 2020 @ NRPAB Office (Conference Room)
- ♦ July 16, 2020 @ NRPAB Office (Conference Room)
- ♦ August 20, 2020 @ 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.

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 an essential staffing operating procedure. During this time, staffing levels will be maintained in the NRPAB office as needed to carry out essential business only. Staff will primarily be working remotely, and 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>.

For the foreseeable future, 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 under Governor Ricketts's 2020 State of Emergency Proclamation made on March 13, 2020.

- ◆ LB775 was introduced by Senator Williams on January 8, 2020 to update the Nebraska Real Property Appraiser Act for compliance with Title XI of FIRREA, USPAP, and the Policy Statements of the Appraisal Subcommittee of the Federal Financial Institutions Examination Council. LB775 also includes minor changes to address administration of the Act. This bill was amended into LB808 through Banking, Commerce and Insurance AM2559, and was prepared for Final Reading. The State of Nebraska Legislature has suspended the session until further notice. The future of all bills, including LB808, is unknown.

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

NRPAB Quick Hits:

- ◆ The Board cancelled the public hearing to be held on March 19, 2020 for proposed changes to Title 298 of the Nebraska Administrative Code. The Board has no immediate plans to reschedule this hearing in the near future. Once again, the Board intends to explore all options available to it when planning to reschedule. As required by the Nebraska Administrative Procedures Act, the Board will publish the notice in a publication of general circulation in the State of Nebraska (Lincoln Journal Star) when a time, date, and method of hearing have been



determined. The Board will also post a notice of hearing on the State of Nebraska Public Calendar found at www.nebraska.gov, the Board's website found at https://appraiser.ne.gov/board_meetings/, and the Board's Facebook page.

- ◆ The Nebraska Real Property Appraiser Board retired no guidance documents, and adopted no guidance documents between January and March. 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 January and March, there were zero grievances filed against appraisers, and the Board took no disciplinary actions against any appraisers.
- * Between the months of January and March, the Board filed one grievance against an appraisal management company, and the Board took no actions related to any grievances against 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

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 2020.

Trainee Real Property Appraisers

Susan Stickney, Stapleton NE – T2020001

Brandon Cernik, Omaha NE – T2020002

Certified Residential Real Property Appraisers

Tyler Hawkins, Syracuse NE – CR2020001

Patricia Smith, Council Bluffs IA – CR2020002R

Sarah Feldkamp, Seneca KS – CR2020003R

Kristen Queen, Omaha NE – CR2020004

James Andersen, Omaha NE – CR2020005

Certified General Real Property Appraisers

Oluwaseun Olatoye-Ojo, Naperville IL –

CG2020001R

Morgan Wiseman, Chicago IL – CG2020002R

Billy Horton, Dallas TX – CG2020003R

Scott Peirce, Kansas City MO – CG2020004R

Emerson Sutton Jr, Des Peres MO – CG2020005R

Peter Helland, St. Charles IL – CG2020006R

Melissa Lofing, San Diego CA – CG2020007R

Bradley Savage, Dallas TX – CG2020008R

Bradley Grossa, Richardson TX – CG2020009R

Richard Plock, Shrewsbury NJ – CG2020010R

Ryon Rypkema, Caputa SD – CG2020011R

Appraisal Management Companies

Valuation Services AMC – NE2020002

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](#)

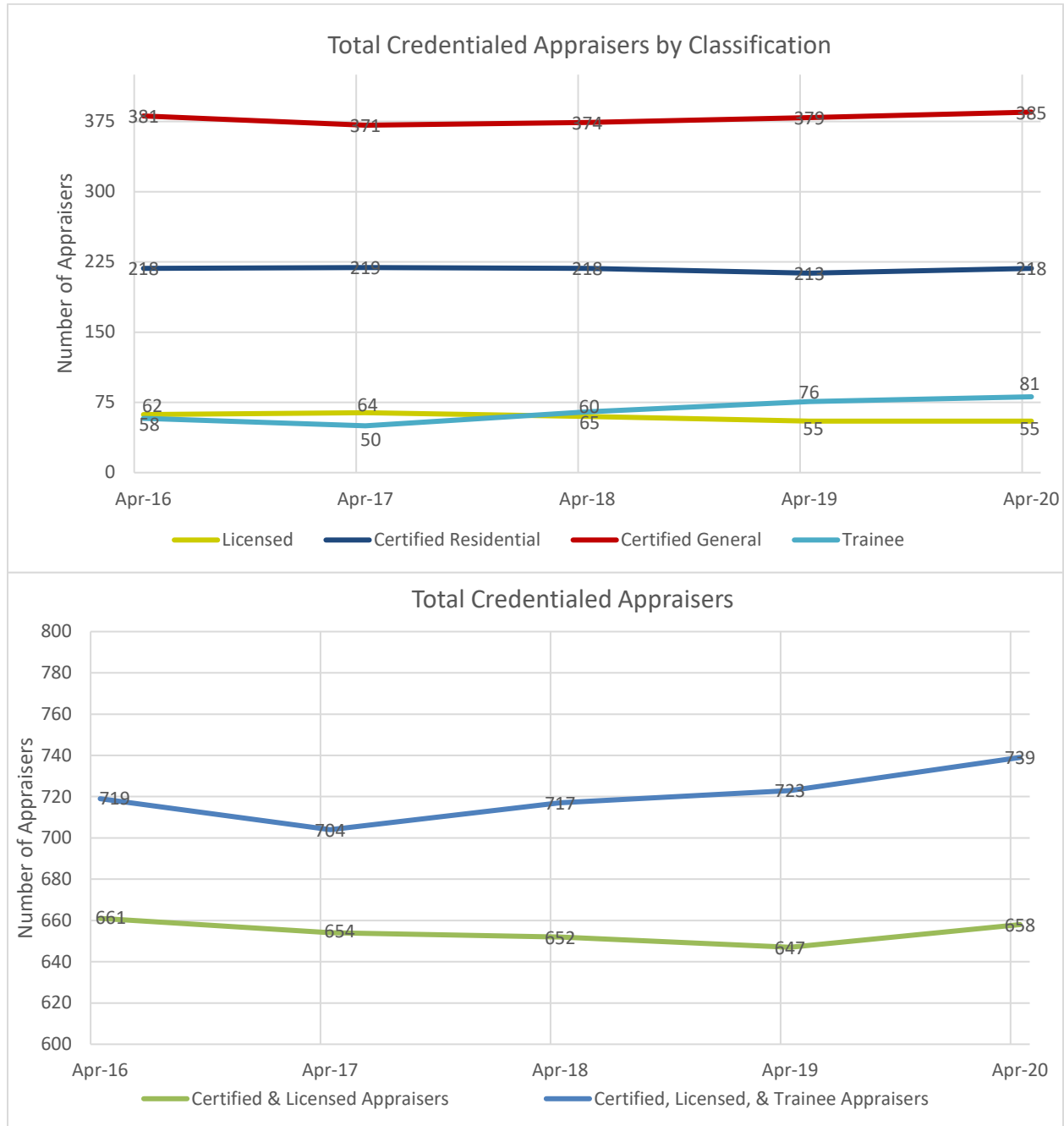
APB Valuation Advisory #9:

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

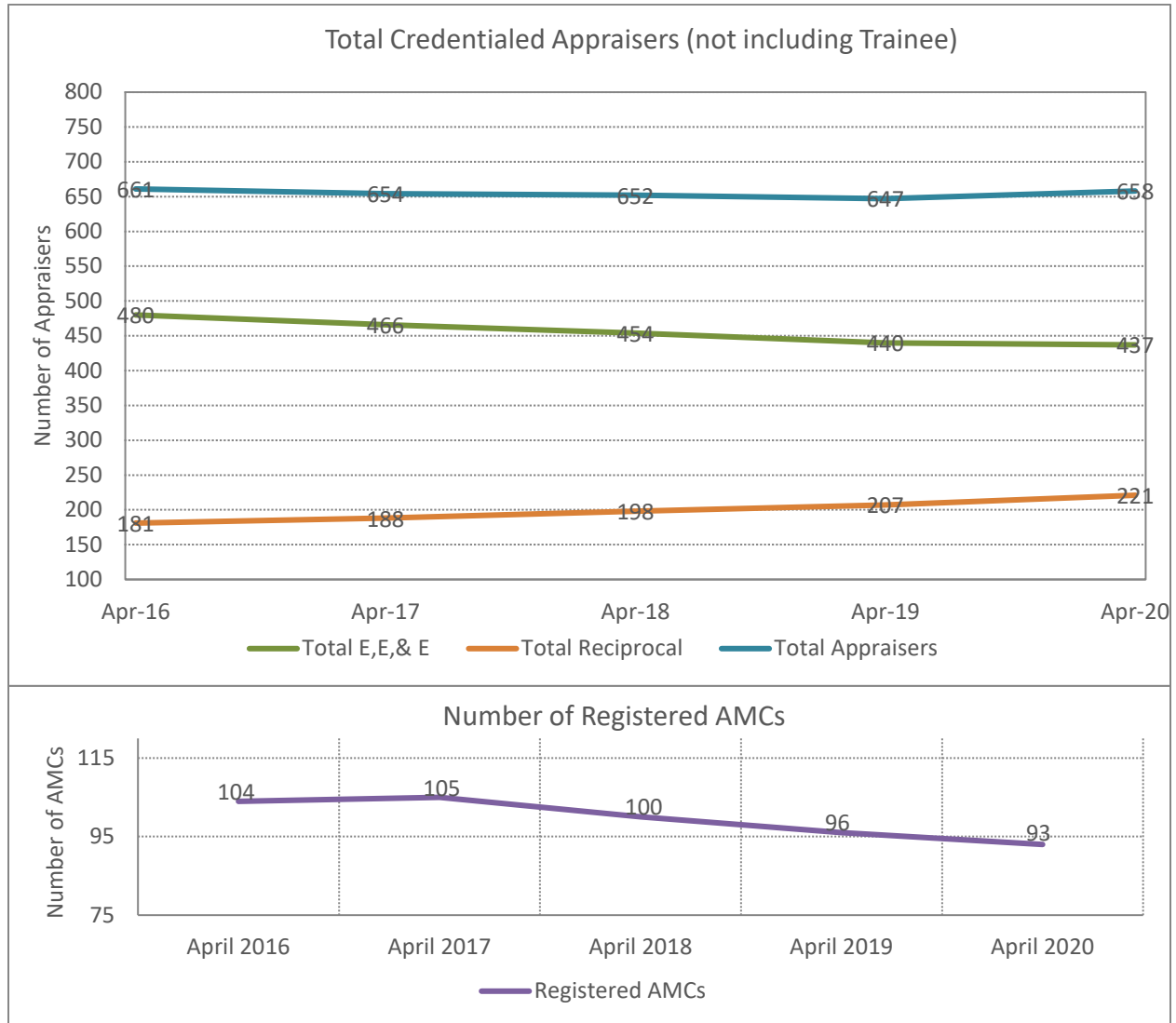
To learn more about the APB's *Valuation Advisories* and what advisories are under development, click [here](#).

Real Property Appraiser and AMC Numbers and Trends as of April 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 April 1, 2020. There are currently 658 licensed residential, certified residential, and certified general real property appraisers in Nebraska, and 81 credentialed trainee real property appraisers. In addition, there are currently 93 appraisal management companies registered in Nebraska.



Real Property Appraiser and AMC Numbers and Trends as of April 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?

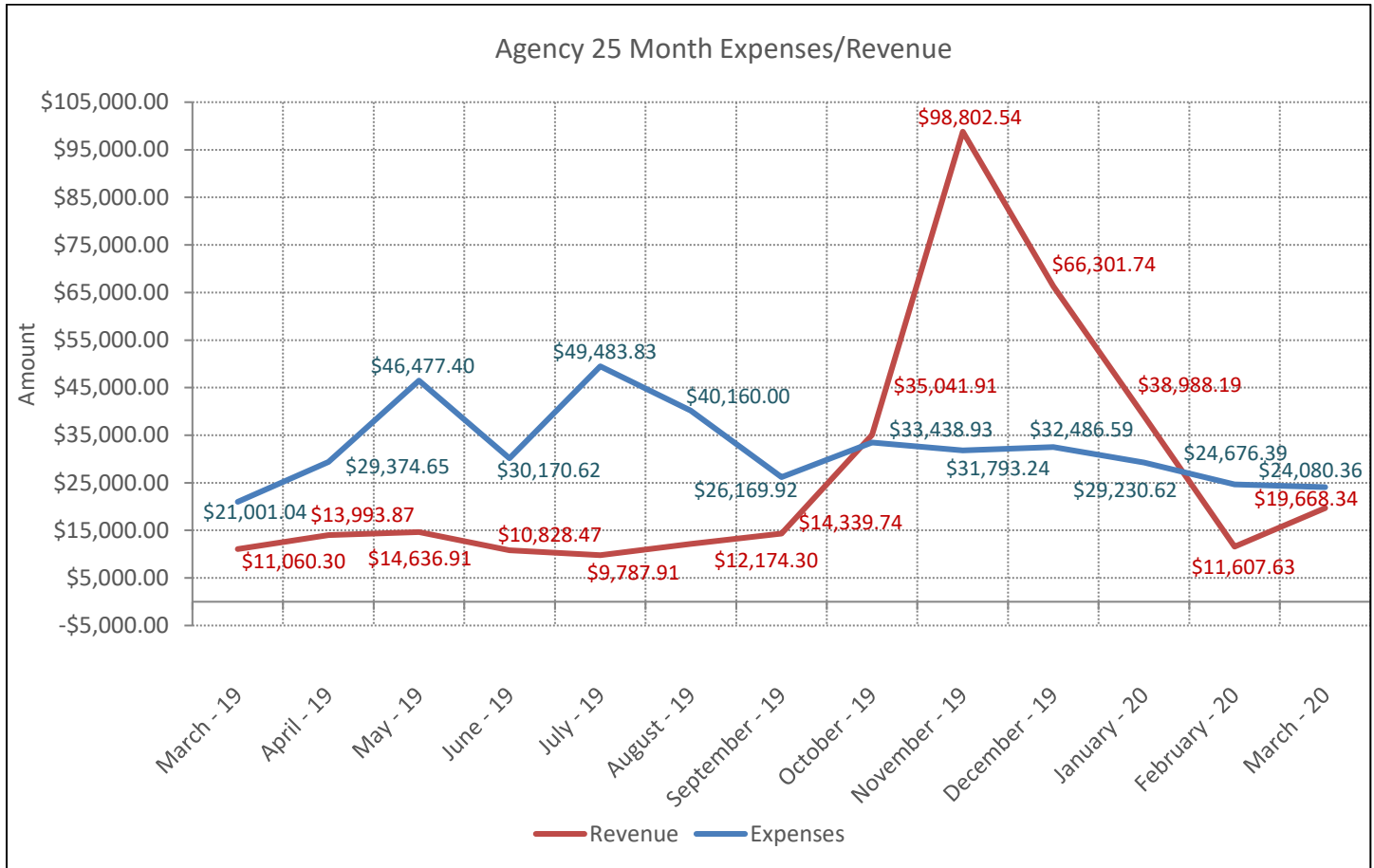
The Appraisal Foundation is pleased to announce a new Q&A Forum that is now available. You can post your questions on appraisal standards or appraiser qualifications and receive a timely answer from Foundation staff.

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 March 31, 2020

For the Real Property Appraiser Program, which includes both the appraiser fund and the AMC fund, a total of \$291,519.88 in expenditures and \$306,712.30 in revenues were recorded as of March 31, 2020. Actual expenses registered at 60.27 percent of the budgeted expenditures for the fiscal year; 75.34 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.