



THE NEBRASKA APPRAISER

News from the Nebraska Real Property Appraiser Board

Winter 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.

On the Move!

We are rounding the corner to spring and winter will soon be in the rearview mirror. It seems like this winter has passed at a little faster pace than normal. If we are lucky, we may even be spared the dreaded polar vortex this year. As with the seasons, the Board continues to be on the move. The Board has elected officers for 2020, LB775 is before the Nebraska State Legislature to update the Nebraska Real Property Appraiser Act, and a hearing will take place in March for changes to Title 298 of the Nebraska Administrative Code. The Board has also said goodbye to Board Member McCormick, and welcomed Board Member Downing as the 3rd Congressional District Representative. These topics and much more can be found in this edition of The Nebraska Appraiser. Remember, we are here for you, so please feel free to call the Board's office with any questions.

In This Issue

NRPAB Quick Hits:

- Election of 2020 NRPAB Officers
- Guidance Documents Adopted/Retired Between October and December of 2019
- 2020 NRPAB Real Property Appraiser Act Update (LB775)
- Legislation of NRPAB Interest
- 2020 NRPAB Title 298 Update
- Compliance Update (October—December 2019)

In the Spotlight:

- Bonnie M. Downing Appointed as 3rd Congressional District Representative on the Board

Coming and Going:

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

Financial Snapshot:

- December 31, 2019 Financial Report

Upcoming NRPAB Meetings:

- ◆ March 19, 2020 @ NRPAB Office (Conference Room)
- ◆ April 23, 2020 @ NRPAB Office (Conference Room)
- ◆ May 21, 2020 @ 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:

- ◆ Congratulations to Ben Hynek, who was elected as the Board's chairperson for 2020, and to Chris Mustoe, who was elected as the Board's vice chairperson. Board Member Hynek has served on the Board since 2016, and was the vice chairperson in 2017 and chairperson in 2018 and 2019. 2020 will be Hynek's third stint as chairperson. Board Member Mustoe completed his first year as a board member in 2017, and also served as the Board's vice chairperson in 2018 and 2019. Both individuals have displayed the leadership qualities needed to continue the Board's momentum into 2020 and beyond.
- ◆ The Nebraska Real Property Appraiser Board retired no guidance documents, and adopted no guidance documents between October and December. All Guidance Documents are available for viewing on the Board's website at: https://appraiser.ne.gov/guidance_documents.html .
- ◆ 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. The hearing before the Banking, Commerce, and Insurance Committee took place on January 27, 2020. LB775 was passed to General File on an 8-0 Committee vote. More information can be found on the Nebraska State Legislature's website at: https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=40791

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:

- ◆ In addition to LB775, the Board is also interested in many other legislative bills active during the current session. A summary of these bills, along with the link to the legislative information, can be found on the main page of the Board's website at: <https://appraiser.ne.gov/>. Select the hyperlink titled "2020 Legislation of NRPAB Interest" on the right-hand side of the page. If you have any comments regarding any of the bills listed in this document, please feel free to contact the Board's office at 402-471-9015, or email Director Kohtz at tyler.kohtz@nebraska.gov.



- ◆ The Nebraska Real Property Appraiser Board will hold a public hearing at 11:00 a.m. on Thursday, March 19, 2020 in the Nebraska Real Property Appraiser Board Office on the 1st Floor of the Nebraska State Office Building at 301 Centennial Mall South, Lincoln, Nebraska for proposed changes to Title 298 of the Nebraska Administrative Code. Draft copies of all rules and regulations to be adopted, amended, or repealed are available for examination at the Nebraska Real Property Appraiser Board office, Monday through Friday, between 8:00 a.m. and 5:00 p.m., and on the Nebraska Secretary of State's website at <https://sos.nebraska.gov/>. The proposed changes to Title 298 reduce unnecessary regulatory burden and remove barriers to entry into the real property appraiser profession, include general updates for better clarification and administration, and harmonize Title 298 with the changes made to the Nebraska Real Property Appraiser Act through LB77 in 2019. The proposed changes to Title 298 will have no fiscal impact on current credential/registration holders, the public, or other political subdivisions. All interested persons are invited to attend and testify orally or by written submission at the hearing. Interested persons may also submit written comments prior to hearing, which will be made part of the hearing record at the time of hearing if received by the Nebraska Real Property Appraiser Board on or before March 18, 2020. If auxiliary aids or reasonable accommodations are needed to participate in the hearing, or if hearing impaired, please contact the Board's office at 402-471-9015 by no later than Tuesday, March 17, 2020.

◆ Compliance Update

- * Between the months of October and December, there were two grievances filed against appraisers, and the Board dismissed four grievances against appraisers without prejudice.



- * Between the months of October and December, there were no grievances filed against appraisal management companies, and the Board took no actions related to any grievances against appraisal management companies.



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:

Bonnie M. Downing Appointed to the Third Congressional District Certified Real Property Appraiser Position on Board

Governor Pete Ricketts appointed Nebraska Certified General Real Property Appraiser Bonnie M. Downing to the Nebraska Real Property Appraiser Board as the Third Congressional District Certified Real Property Appraiser Representative on January 17, 2020. Newly appointed Board Member Downing was sworn in by Chief Deputy Secretary of State Colleen Byelick at the Board's regular meeting on February 20, 2020.

Downing graduated from Fullerton High School in 1985, and earned a Bachelor of Arts Degree in Business Management and Administration from Chadron State College in 1988. In 2010, Downing earned her Accredited Rural Appraiser (ARA) designation through the American Society of Farm Managers and Rural Appraisers.

Downing resides on her family ranch near Dunning, Nebraska, and is active in both the agricultural and appraiser communities. A real property appraiser for more than seventeen years, Downing is currently employed with Farm Credit Services of America in North Platte, Nebraska. Downing and her

husband, Timothy, also own and operate Downing Ranch, LLC, a ranch of more than 7,000 acres located throughout Logan, Thomas, and Blaine Counties in the Sandhills of Nebraska. Enterprises on the ranch include cow/calf, stockers, and replacement heifer operations. Downing has served on various boards over the past years, including the Nebraska Chapter of the American Society of Farm Managers and Rural Appraisers, the Board of Appraisers for Educational Land in Nebraska, the Sandhills Cattle Association, Leadership Lincoln County, and as an elder at the Cornerstone Evangelical Church in Stapleton, Nebraska.



Bonnie Downing being sworn in by Chief Deputy Secretary of State Colleen Byelick.

"It is a true honor to be selected from the 3rd district to represent the appraisal profession on the NRPAB. I look forward to this appointment and being the voice of the appraiser profession."

– Bonnie Downing

Downing has been married for more than thirty years, and has two children. Her daughter, Taylor, is in her second year of college at the University of South Dakota, and her son, Brett, is a junior at Sandhills High School. In her spare time, Downing enjoys spending time on the golf course with her son and husband, and watching Nebraska Cornhusker athletics.

Downing's term on the Board will run through December 31, 2024. If you would like to offer your congratulations to Bonnie Downing, please email Director Kohtz at tyler.kohtz@nebraska.gov with your comments.



Chairperson Hynek presents the NRPAB Board Member Lapel Pin to newly appointed Board Member Bonnie Downing.

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 October and December of 2019.

Trainee Real Property Appraisers

Kodi Gehl, Ericson NE – T2019016
Cheryl Oswald, Glenwood IA – T2019017
Christopher Holliday, Aurora NE – T2019018
Ashley Sitorius, Gretna NE – T2019019

Certified Residential Real Property Appraisers

Thomas Morris, Grand Island NE – CR2019012

Certified General Real Property Appraisers

Chad Tetherow, Valentine NE – CG2019023

Appraisal Management Companies

Incenter Appraisal Management LLC – NE2019004
Equity Valuation Partners Inc – NE2019005
Arivs, LLC – NE2019006

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](#)

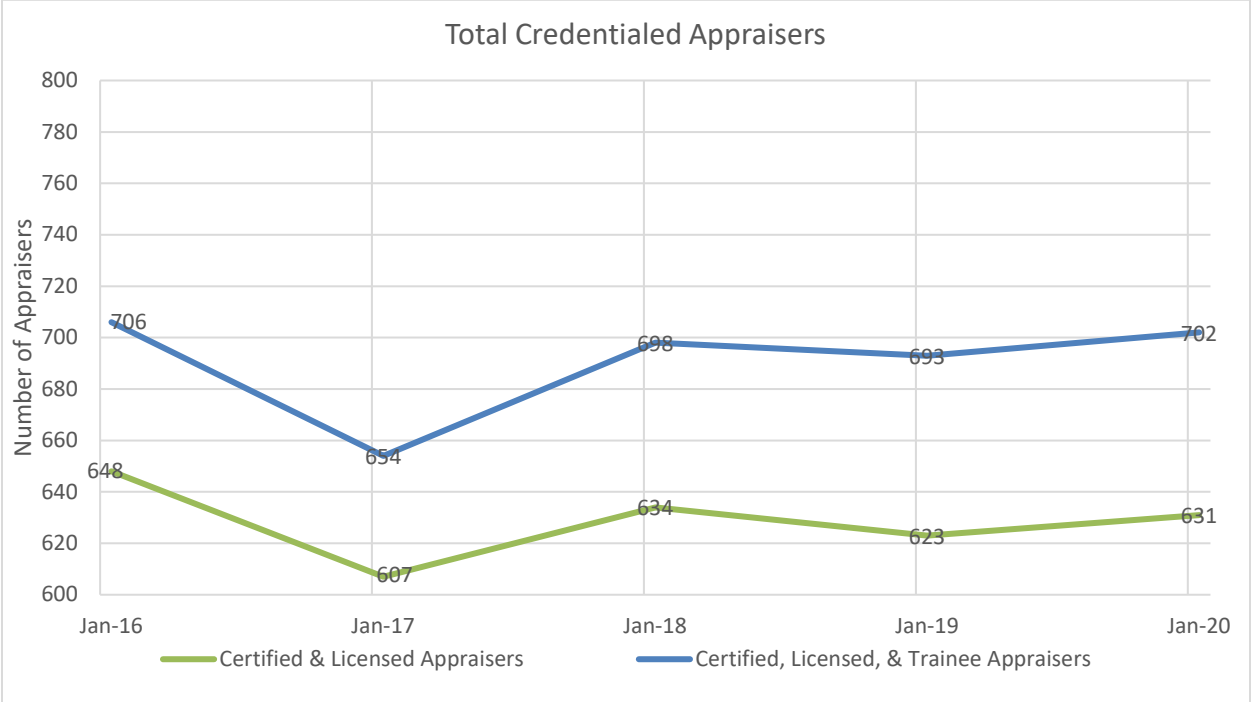
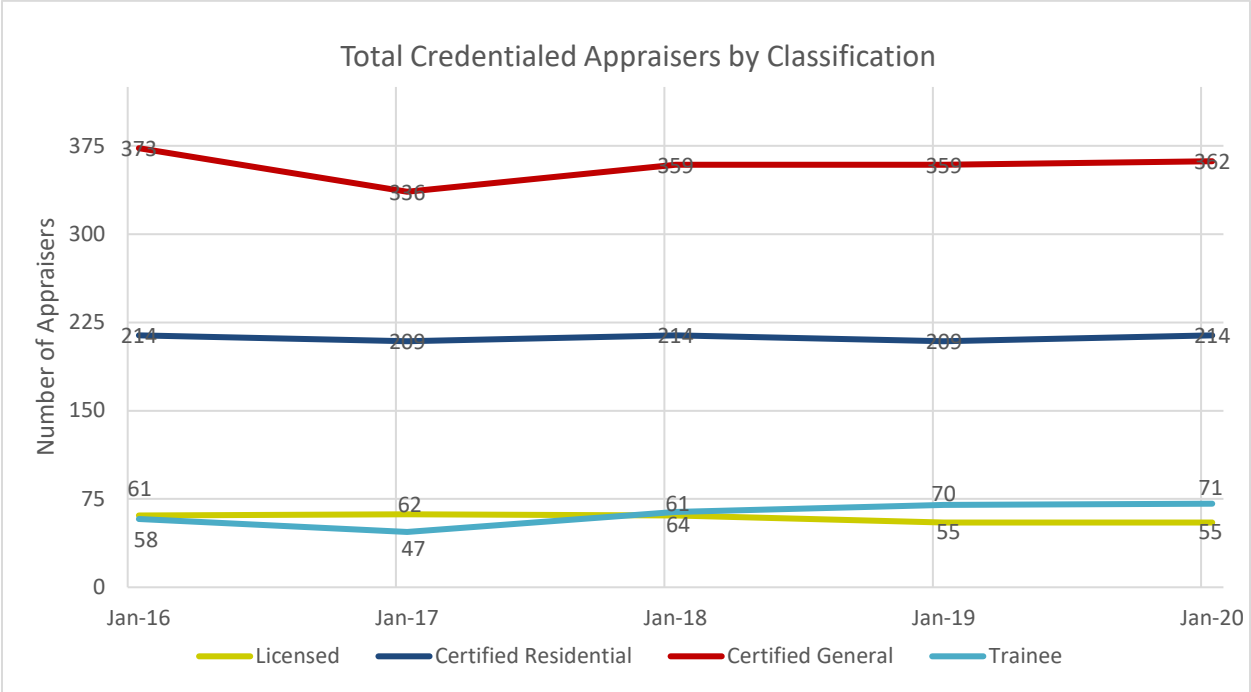
APB Valuation Advisory #9:

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

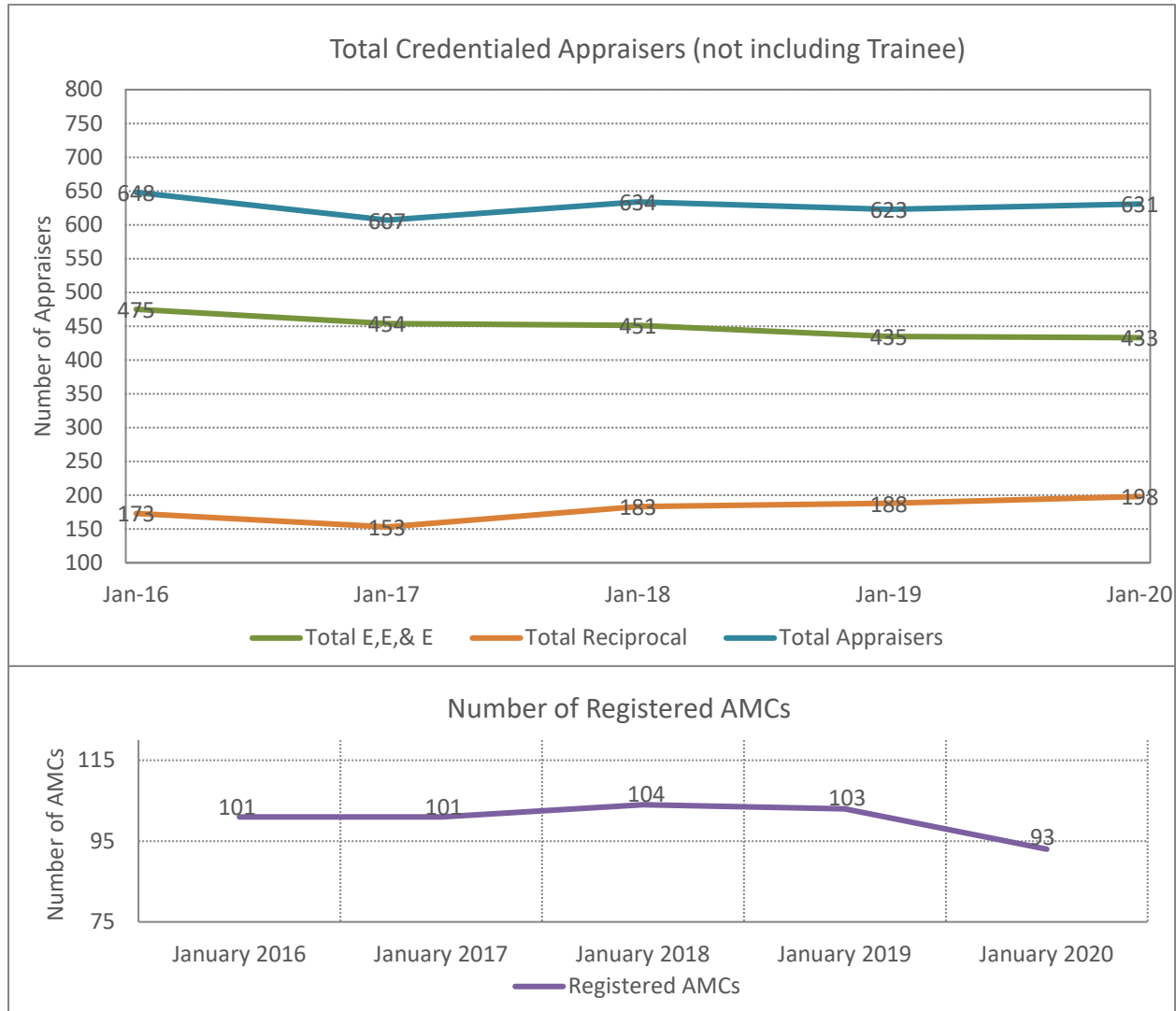
To learn more about the APB's *Valuation Advisories* and what advisories are under development, click [here](#).

Real Property Appraiser and AMC Numbers and Trends as of January 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 January 1, 2020. There are currently 631 licensed residential, certified residential, and certified general real property appraisers in Nebraska, and 71 credentialed trainee real property appraisers. In addition, there are currently 93 appraisal management companies registered in Nebraska.

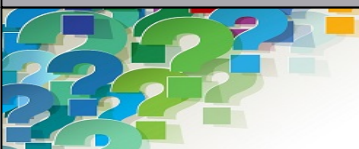


Real Property Appraiser and AMC Numbers and Trends as of January 1, 2020 (Continued)



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?

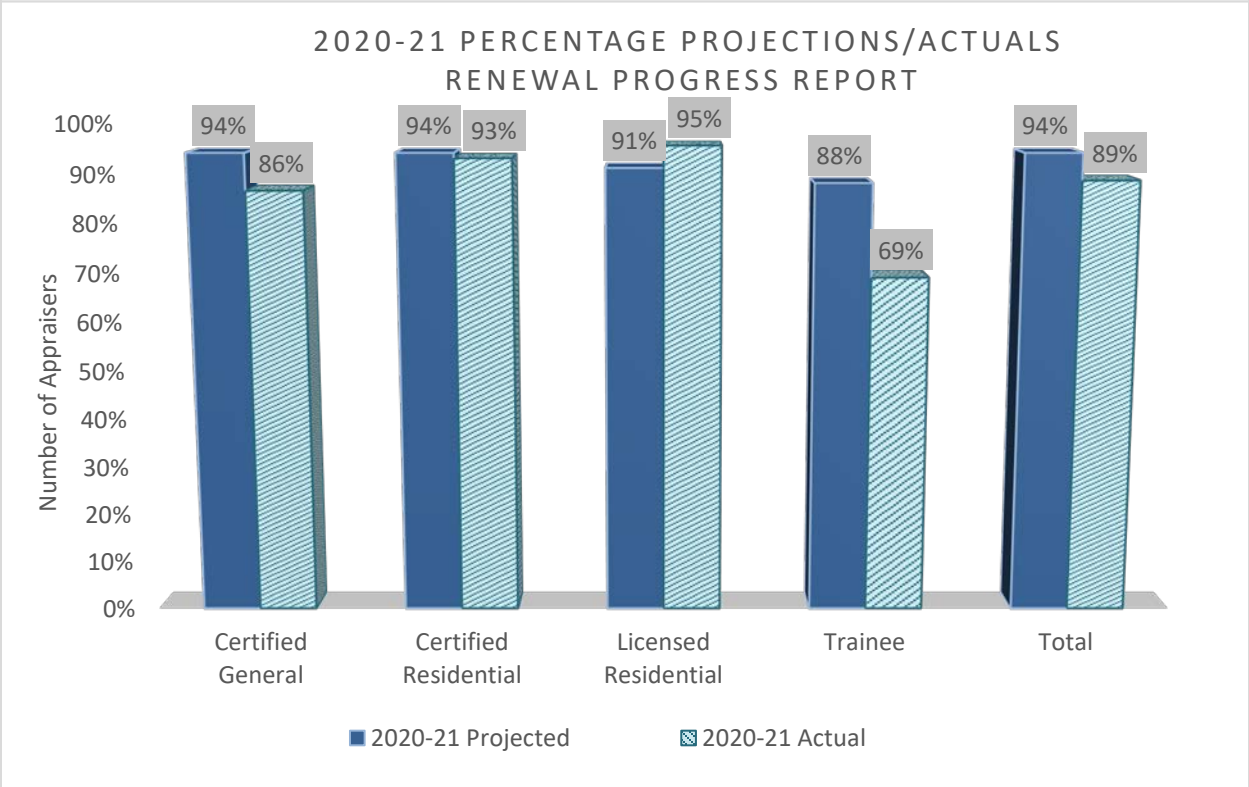
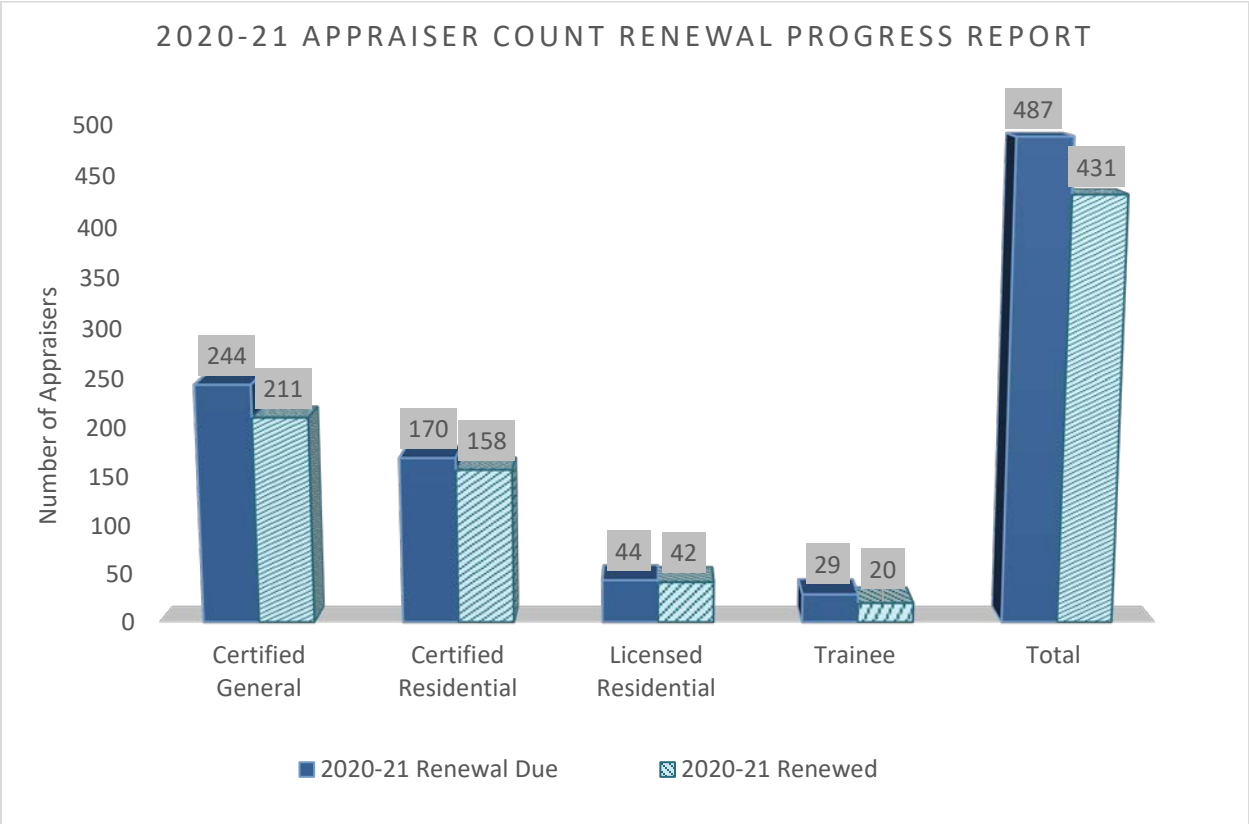
The Appraisal Foundation is pleased to announce a new Q&A Forum that is now available. You can post your questions on appraisal standards or appraiser qualifications and receive a timely answer from Foundation staff.

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/>.

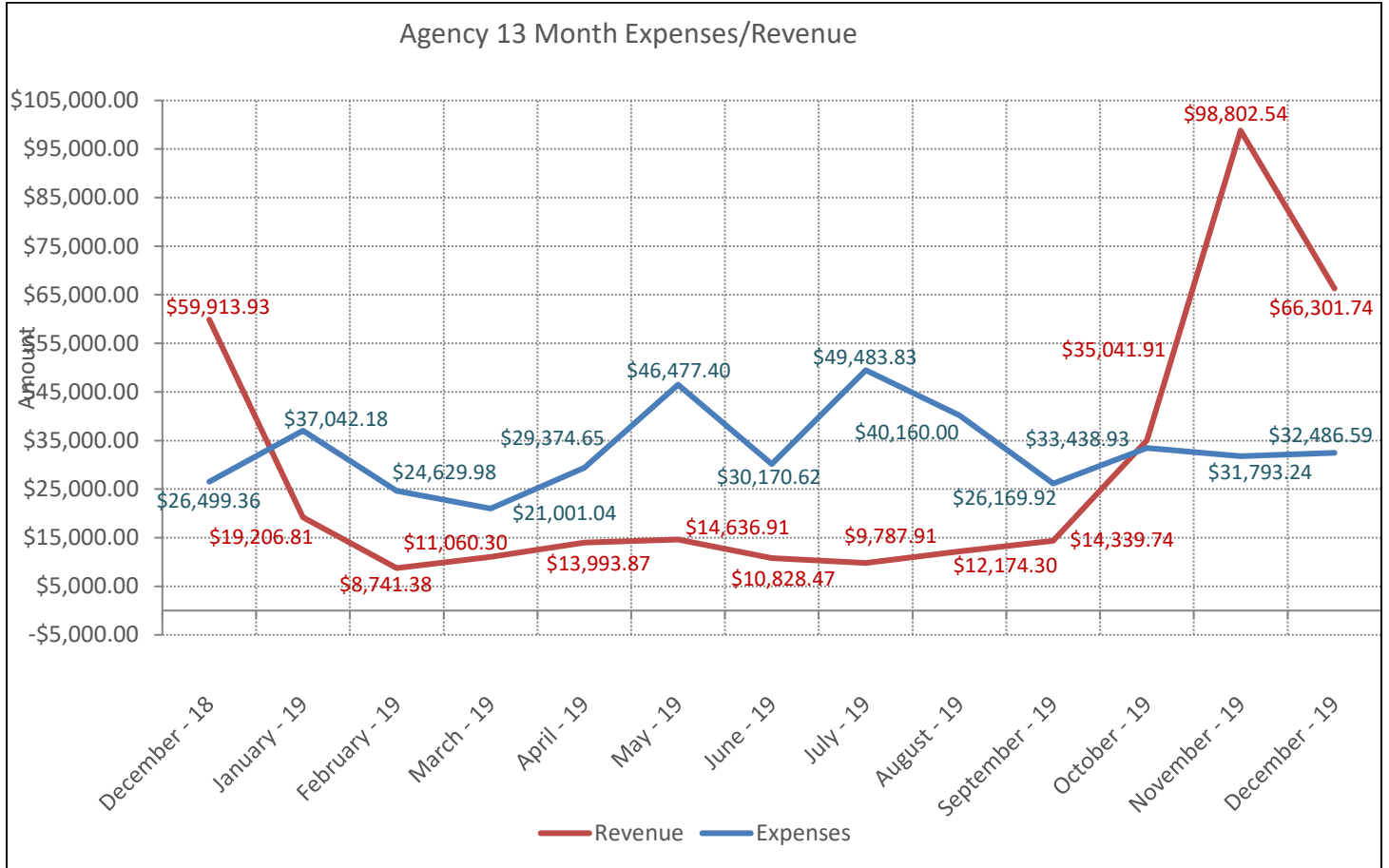
Real Property Appraiser Renewal Report as of January 2020

The charts below outline the real property appraiser renewal counts and percentages as of January 2020. There were 487 trainee, licensed residential, certified residential, and certified general real property appraiser renewals due, and 431 credentials were renewed.



NRPAB Financial Snapshot as of December 31, 2019

For the Real Property Appraiser Program, which includes both the appraiser fund and the AMC fund, a total of \$213,532.51 in expenditures and \$236,448.14 in revenues were recorded as of December 31, 2019. Actual expenses registered at 44.14 percent of the budgeted expenditures for the fiscal year; 50.41 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.

Official Nebraska Government Website

Nebraska Real Property Appraiser Board

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 [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](#)
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- [Enforcement](#)
- [Laws, Regulations, and Guidance Documents](#)
- [Public Information](#)
- [Request Forms](#)
- [Standard 3 Review Forms](#)
- [2018-2019 Renewal Application](#)
- [2018 Proposed Legislation](#)