



THE NEBRASKA APPRAISER

News from the Nebraska Real Property Appraiser Board

Fall 2022

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.

Culture

When referring to an organization, Merriam Webster defines culture as “the set of shared attitudes, values, goals, and practices that characterizes an institution or organization.” It is true that “culture” is a corporate buzzword; many talk about the strength of their organization’s culture. Until it is tested, how does one really know? I don’t recall that I have ever made a statement regarding the Board’s culture as I’ve always felt that words are just words when it comes to this topic. I prefer that the Board and its staff are judged by its actions and communication within the agency and with the public. During the last half of this year, the Board’s staff encountered some unexpected disruptions; everyone took on a little more to ensure that the Board’s services did not drop off. I am proud of, and grateful for, the support that we all offer each other as board members and staff members. As we move into the season of thanksgiving, celebration and reflection, I hope that you all can all take time to acknowledge those who positively impact your lives. In addition, I hope that you enjoy this edition of The Nebraska Appraiser.

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- ◆ December 15, 2022 @ NRPAB Office (Conference Room)
- ◆ January 19, 2023 @ NRPAB Office (Conference Room)
- ◆ February 16, 2023 @ NRPAB Office (Conference Room)

These meeting dates are all tentative. Please check the Board’s Facebook page or website for information as these dates approach. The start time for each meeting can be found in the public notice and on the agenda posted to the Board’s website at least 48 hours prior to the start of the meeting. Any meeting also held by virtual conferencing will be stated as such in the public notice for that meeting.

2023-24 Credential Renewal Reminder and Information

By Tyler N. Kohtz, Director

Real property appraiser renewal applications are due November 30, 2022, which is fast approaching. If your Nebraska credential expires December 31, 2022, and you have not renewed your credential, please take note of the following:

Yellow postcards were mailed in late June to all real property appraisers whose credential expires December 31, 2022, with directions for downloading the paper real property appraiser renewal application form from the Board's website at appraiser.ne.gov (see yellow highlights in picture at bottom of this page), and how to access the online real property appraiser renewal application through Appraiser Login via Centurion (see yellow highlights in picture at bottom of this page and red highlights in picture at bottom of the next page). Additional information related to updating contact information and completing the online real property appraiser renewal application in Appraiser Login can be found in the Winter 2021 edition of The Nebraska Appraiser feature article titled "NRPAB Appraiser Login Expanded to Include Online Real Property Appraiser Renewal Application and Contact Information Self-Service Interface," which is located on the Board's website:

https://appraiser.ne.gov/newsletters_and_memos/2021/TheNebraskaAppraiserWinter2021.pdf.

If you have any questions regarding Appraiser Login, the online real property appraiser renewal application, or the contact information interface, please feel free to contact the Board's office by phone at 402-471-9015, or by email at nrpab.AppraiserLogin@nebraska.gov.

All online real property appraiser renewal applications must be submitted with a date stamp prior to December 1, 2022 (all required continuing education completion certificates and supporting documentation must be submitted to the NRPAB through the Education Submission Portal found in Appraiser Login or by email prior to the submission of the online real property appraiser renewal application), and all paper real property appraiser renewal applications, along with all required documents, must be mailed to the Board's office, postmarked prior to December 1, 2022, to be considered timely. Paper renewal applications must include:

- A completed 2023-24 Application for Renewal of Nebraska Real Property Appraiser Credential;
- Explanations and copies of documents for all "YES" answers to disciplinary questions;
- All fees;
- 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); and
- For those notified of random selection for Criminal History Record Check ("CHRC") 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 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 paper real property appraiser renewal applications will be returned, and incomplete online real property appraiser renewal applications will be rejected. In these cases, a letter describing the issues and explaining the next step will be sent (the status of an online real property appraiser renewal application can also be followed in Appraiser Login). Applications missing any required accompanying documentation are considered incomplete.

The screenshot shows the official website of the Nebraska Real Property Appraiser Board. The navigation menu includes links for Home, Board Members and Staff, Contact, Appraiser Login (highlighted), Approved Education Activity Search, Appraiser Listing, and AMC Listing. The sidebar on the right contains a list of links: AMC Registration, Appraiser Credentialing, Board Meetings, Education, Enforcement, Laws, Regulations, and Guidance Documents, Public Information, Request Forms, USPAP Review Report Forms, and 2022-23 Renewal Applications (highlighted). The main content area includes the Board's Mission and Vision statements, and a section for information about the 2021-22 Renewal Period, with links to the 2021-22 Real Property Appraiser Continuing Education Requirements (pdf) and 2021-22 Renewal Questions & Answers (pdf).

2023-24 Credential Renewal Reminder and Information (continued)

When a complete real property appraiser renewal application has been received and processed by board staff, a blue postcard will be mailed stating that the credential has been renewed and providing directions for printing the credentialing card through Appraiser Login. An automated email will also be sent.

If a completed online real property appraiser renewal application is not submitted with a date stamp prior to December 1, 2022, or a paper real property appraiser renewal application, along with all required documents, is not received at the Board's office postmarked prior to December 1, 2022, a credential holder will have until July 1, 2023 to meet the requirements for renewal. 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, 2022. (The late processing fee does not apply until January 1, 2023 for new or upgraded credentials issued on or after November 1, 2022.) Also, for an online real property appraiser renewal application, if an incorrect routing or account number is entered for an EFW payment, a \$20.00 fee will be assessed for ACH return expenses charged to the Board by the Nebraska State Treasurer's Office.

Except for applications to renew new or upgraded credentials issued after November 30, 2022 and before January 1, 2023, all real property appraiser renewal applications received after November 30, 2022 may go before the Board for review.

If an appraiser who is required to submit fingerprints with this year's real property appraiser renewal application sends everything on time (on or before November 30, 2022), but the Board has not received the CHRC results from the State Patrol by December 31, 2022, the Board may renew a credential contingent on the CHRC results. All other requirements for renewal must be met prior to the November 30 deadline for this contingent approval.

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

Information regarding the CE requirements is available in Appraiser Login in the Education Interface ("Education" button on the left side of the page - see red highlights in picture at bottom of the page). Log into Appraiser Login and select the "Nebraska Real Property Appraiser Continuing Education Requirements" link at the top of the page in the Education Interface. The Board encourages credential holders to complete continuing education that contributes to improved or new skills, knowledge, and/or competency in their primary area(s) of real property appraisal practice.

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.

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 2020-21 Edition of USPAP through Appraiser Login ("USPAP" button on the left side of the page - see red highlights in picture at bottom of this page). The PDF version may only be used in accordance with the License Agreement for TAF Digital Content once the download is complete. You can purchase a hard copy from [The Appraisal Foundation](#).

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 real property appraiser renewal process.

The screenshot shows a web browser window displaying the Nebraska Real Property Appraiser Board's Appraiser Login page. The page title is "Appraiser - Tyler Kohtz". The user's name is "Name: Kohtz, Tyler" and the email is "Email: tyler.kohtz@nebraska.gov". There is a checkbox for "Include in bulk email list for the NRAB" which is checked. On the left side, there is a navigation menu with buttons for "Home", "Contact Information", "Credential", "Education", "Renew Credential", and "USPAP". The "Education" and "Renew Credential" buttons are highlighted with red boxes. At the bottom of the page, there is a section titled "Information about the 2021-22 Renewal Period:" with a link to "2021-22 Real Property Appraiser Continuing Education Requirements (pdf)".

2022 Fall AARO Conference Summary

By Tyler N. Kohtz, Director

I attended the Fall AARO Conference October 14th through the 17th in Washington, D.C. As always the presentations and discussions were relevant and insightful. The following highlights were noted:

The Appraisal Subcommittee (“ASC”) opened the conference. ASC Executive Director Jim Park summarized ASC leadership/staffing changes that have recently taken place. As during the Spring 2022 AARO Conference, Park commented on the amount of staff turnover at the state level. According to Park, State Off-site Assessments were successful, but do not replace the benefits of compliance reviews, which will resume in 2023. A summary of the PAVE Report was then provided with a report on what the ASC is doing in response. Next, Park turned his focus to the ASC Grant Program and indicated that \$3.3M has been awarded to state Appraiser/AMC Programs; \$1M to The Appraisal Foundation; and \$350K for an Annual Cooperative Agreement. \$14M has been awarded over three years, with fifteen States receiving grants. Park highlighted some of the uses of this grant money by states. Park then brought attention to a Census/Data visualization project the ASC is working on, and indicated that a national shortage of appraisers will continue and changes in the industry may lead to a mass retirement. Data can be used to track this information. Park also discussed Federal legislation that has been introduced, covering the following topics:

- Add VA and USDA RHD to the ASC authority.
- Allow Licensed appraisers back on the FHA Roster.
- Add Trainees to the Appraiser Registry.
- Broaden ASC grant-making authority.
- Authorize ASC to lower AMC Registry Fees.
- Improve governance of appraisal industry.

Park finished his presentation by detailing the ASC’s new website and branding.

The Appraisal Foundation (“TAF”) provided the following updates:

- The Appraiser Qualifications Board (“AQB”) provided information regarding a forum held to explore education requirements for fair housing laws and valuation bias education. The panel consisted of federal regulators, state appraiser regulatory agencies, professional appraiser organizations, education providers, and consumers. The AQB is working on a Discussion Draft based on this forum. The AQB then gave an overview of PAREA and indicated that thirty-five states have now indicated that PAREA will be accepted. To date, seven preliminary PAREA programs have been submitted to the AQB for review. The AQB finished by providing a summary of its other activities.
- The Appraisal Standards Board (“ASB”) focused on the third exposure draft of the Uniform Standards of Professional Appraisal Practice (“USPAP”), but indicated that a fourth is coming soon. The 7-Hour National USPAP Course will also be updated to include anti-discrimination content, and anyone who has completed the course will receive the added content. Finally, the USPAP publication cycle will have a starting date, but no ending date.
- Kelly Davids provided a more general update on TAF. TAF started a state newsletter in February to keep state regulators informed on TAF business; the State Regulator Advisory Group started back up; and a “suggestion box” has been deployed for anyone who has suggestions about the Real Property Appraiser Qualifications Criteria (“Criteria”) and/or USPAP. Davids then provided a summary of the following TAF actions in response to the PAVE Report:
 - Strengthen guardrails against unlawful discrimination.
 - Retaining law firm Relman Colfax for a study.
 - Council to advocate for residential equity.
 - Increased diversity training.
 - New process for appointing board members - six of last seven appointments to ASB, AQB, BOT have been women and women of color.

Davids finished by providing a Federal legislative update, and detailed the current TAF activities and offerings.



2022 Fall AARO Conference Summary (continued)

Fannie Mae provided the next update. A report was given on appraisal supply and demand. Demand has steadily increased while the number of real property appraisers has remained stable. 1,250 real property appraisers retire annually, and 450 new trainee real property appraisers enter annually. Fannie Mae is participating in the Appraiser Diversity Initiative (“ADI”). ADI is an industry initiative committed to addressing the lack of racial, ethnic, and gender diversity in the appraisal industry. ADI is a partnership between Fannie Mae, Freddie Mac, National Urban League, and the Appraisal Institute. A Workshop Program developed by ADI includes introduction to the industry and providing an explanation of real property appraiser roles and duties. A scholarship program administered by ADI helps new potential real property appraisers through the credentialing process by covering the costs of online education and providing a calculator class, the ADI inbox for on-demand support, monthly meetings, and advisor support. ADI also has a sponsor program for supervisor sponsors, advisor sponsors, technology sponsors, community sponsors, and ADI Workshop sponsors. During past year, 416 scholarships were awarded. Currently, there are 322 active participants and 48 have completed the workshop. Lyle Radke, Senior Director of Collateral Policy at Fannie Mae, also gave a presentation on barriers-to-entry in the real property appraiser profession. Radke highlighted the following barriers:

- Some states do not have licensed real property appraisers, certified residential requires more education and experience to become a real property appraiser.
- Some states have more stringent qualification requirements (above and beyond Criteria).
- Fees such as the cost of a trainee real property appraiser credential, background/fingerprint costs, and other related fees can be significant in some states (ranging from \$39.00 to \$930.00).
- Some states require all real property appraisers to hold bachelor’s degrees.

Radke finished by outlining the following myths in the industry:

- Lenders don’t allow trainee real property appraisers to sign reports (This is false).
- Trainee real property appraisers work exposes a real property appraiser to addition errors (Fannie Mae quality control data shows that the error rate is lower for trainees compared to non-trainees).
- Real property appraisers don’t have time to supervise trainee real property appraisers (Shared workload can increase productivity and efficiency, and improve a supervisory appraiser’s understanding).
- A real property appraiser makes less money with a trainee real property appraiser (A proficient trainee makes a supervisory appraiser more money).
- Trainee real property appraisers are future competition (Yes, trainees are future competition, but also the future of the industry).

In a presentation meant to prepare conference attendees for their next State Compliance Review, the ASC provided an overview of the Compliance Review process, a summary of the rating system used for Compliance Reviews, and a detailed summary of the ASC Policy Statements.

At the Executive Directors and Administrators open discussion, the acceptance of education activities between jurisdictions, complaint processing procedures, Fannie Mae tips (some states automatically investigate, and some states complete a more informal review to decide if an investigation is warranted), appraisal ghosting, and supervisor/trainee numbers were all discussed.

Presentations were also given on the following:

History of Bias in the Housing Industry - Byron Miller summarized a study he performed evaluating the same home in various areas of the Minneapolis metropolitan area. According to Miller, in locations that have predominantly minority populations, the house value was significantly lower. In one suburb the house sold for over \$600,000, and in a predominantly black neighborhood, the house sold for \$200,000. Miller also indicated that a study of assessed values revealed a structural bias in assessed values. The study indicates that the race of the assessment staff or the homeowners are unknown, but there is still a value discrepancy between white neighborhoods and neighborhoods predominantly of color.

The Acceptance of Mass Appraisal Experience for Real Property Appraiser Experience Credit - ASC Policy Manager Tidwell outlined the requirements in the Criteria for acceptance of mass appraisal experience. Amy Rasmussen, chief Deputy Assessor for the Riverside County Assessor, provided a summary as to what mass appraisal is and how it is utilized. A walkthrough of a mass appraisal was provided by Donna VanderVries, Equalization Director for Muskegon County, Michigan and member of AQB. Ms. VanderVries also described her experience going through the credentialing process utilizing mass appraisal experience. This presentation ended with Shannon Hiss, Assessment Advisor with IAAO, summarizing what the International Association of Assessing Officers (“IAAO”) is and what it does.

Bias and Diversity, Equity, and Inclusion in the Real Property Appraiser Profession - The Appraisal Institute (“AI”) provided a summary of their activities to date, including industry collaboration, building relationships with media, testifying before Congress and the PAVE Task Force, and developing model state legislation. AI also in partnership with Fannie Mae, Freddie Mac, and the National Urban League for the ADI. AI then summarized progress on their PAREA program, which is on schedule for a September 2023 launch.

Fair Housing and Alleged Discrimination in Appraising - Two historically key federal laws apply to alleged discrimination in appraising, the Fair Housing Act (“FHA”) enacted as part of the Civil Rights Act of 1968, and the Equal Credit Opportunity Act (“ECOA”). The language in USPAP that addresses bias was summarized during this presentation. The different kinds of bias were also reviewed with examples of each provided. From 2002-2018 there were four complaints to HUD, ten complaints to state agencies, and two lawsuits alleging violation of FHA. From 2020 to present, there have been 100+ complaints to HUD. So far, no charges of discrimination involving appraisals have been issued by HUD. Difficulty exists distinguishing between negligence and alleged discrimination.

Harmonizing Enforcement of USPAP Across Jurisdictions – According to the presenter, the enforcement of USPAP across jurisdictions is inconsistent, which causes disparate outcomes and undermines credibility in the enforcement system. There is no top-down manner to enforce USPAP. The presenter indicated that better training for states and better communication between states is important. TAF also provided a summary of its resources available to states to assist with the enforcement of USPAP. A guided tour through the investigative process was also provided during this presentation, and supervisor/trainee numbers were all discussed.

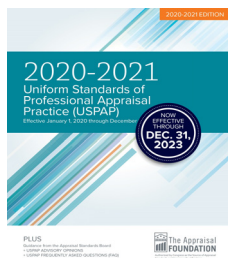
Appraiser Professionalism & USPAP – This presentation focused on real property appraisers who abandon assignments and the effect it has on the public and the mortgage industry. A discussion took place as to whether USPAP provides authority to states to address this matter or if it is left to individual state laws.

Trends in Appraiser Behavior & Quality Concerns - Scott Reuter, Chief Appraiser for Freddie Mac, indicated that residential mortgage activity is down by about a quarter for this year through July compared to 2021 (January through July). Real property appraiser capacity remained steady nationwide, while volume increased dramatically in 2020. Volume has been slowly declining in 2022. Reuter then addressed appraisal concerns established by Freddie Mac. Reuter began with Gross Living Area (“GLA”). The GLA adjustments applied are steady at 25%. Real property appraisers are reluctant to apply adequate GLA adjustment between comparable properties (analyzing market conditions); however, real property appraisers tend to make up for this in unsupported adjustments elsewhere. According to Reuter, property condition adjustments are also an issue. Particularly, unsupported condition adjustments. Reuter then summarized actions taken by Freddie Mac. Freddie Mac will continue to research appraisal gap and inequality in the industry, flag undervaluation and the use of biased words or phrases for review, and provide feedback to both lenders and real property appraisers. Reuter finished by providing a summary of changes to the Freddie Mac Selling Guide and providing a walkthrough of the redesigned UAD form.



NRPAB Quick Hits

- ◆ Board Member Thomas M. Luhrs' term as the At-Large Licensed Real Estate Broker representative expires on December 31, 2022; his contributions and insight will be greatly missed. The State of Nebraska is currently accepting applications to fill this position on the Board.
- * Anyone interested in the position as the At-Large Licensed Real Estate Broker representative must hold a current license as a Real Estate Broker. A Licensed or Certified Real Property Appraiser credential is also preferred, but not required. The term for this position will run for five years, beginning on January 1, 2023.
- * 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 for Executive Appointment 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 application will remain open until an appointment is made.
- ◆ The Appraisal Foundation's Appraisal Standards Board ("ASB") announced that the current edition of USPAP will be extended by another year. The 2020-2021 USPAP will now be effective until December 31, 2023. This extension is in addition to a previous one year extension of USPAP issued by the Appraisal Standards Board in February 2021. Future editions of USPAP will have beginning effective dates, but no end dates, to give the ASB greater flexibility to thoroughly examine proposed changes and respond in a timely manner to a changing marketplace.



- ◆ The Board's staff continues the process to ensure that all Nebraska real property appraisers have access to Appraiser Login ("A.L"). Additional security is required for enhancements made to A.L. in January 2021, which meant that A.L. had to be moved to the Centurion Blue platform ("Centurion"). Credentials can be renewed, contact information updated, education completion certificates submitted, education history reviewed, and the eUSPAP downloaded through A.L. If you have not received an invitation to Centurion, and have never accessed A.L. via Centurion, please contact the Board's office at nrpab.AppraiserLogin@nebraska.gov or 402-471-9015.



What's new at The Appraisal Foundation?
appraisalfoundation.org



What's new at the Appraisal Subcommittee?
asc.gov



What's new at the AARO?
aaro.net

NRPAB Quick Hits

- ◆ Congratulations to Katja Peppe, who has been with the Board for four years as of October 2nd.
- ◆ The Nebraska Real Property Appraiser Board retired no guidance documents, and adopted no new guidance document, 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, two grievances were filed against Nebraska credentialed real property appraisers, and two grievances were dismissed without prejudice. During this time, no disciplinary actions were taken by the Board against any appraisers.
 - * 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.



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

Questions related to Appraiser Login: nrpab.AppraiserLogin@nebraska.gov

General Questions: nrpab.questions@nebraska.gov

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 2022.

Trainee Real Property Appraisers

Katrina Hansen, Superior NE – T2022015
Ashley Penix, Papillion NE - T2022016
Clay Vieth, Bettendorf IA – T2022017
Jeffrey Parr, Hastings NE – T2022018
Joe Jackson, Sioux City IA – T2022019
Kile Lundy, Lincoln NE – T2022020
Alexis Massanet, Omaha NE – T2022021

Licensed Residential Real Property Appraisers

Anthony Milana, Lincoln NE – L2022005

Certified Residential Real Property Appraisers

Todd Kramer, Spencer IA – CR2022005R
Vincent Graziano, Irving TX – CR2022006R
Kirsten Wisniewski, Papillion NE – CR2022007
Sean Payne, Ravenna NE – CR2022008

Certified General Real Property Appraisers

Bradee Pazour, Chamberlain SD – CG2022026R
John Mackris, Chicago IL – CG2022027R
Robert Niehues Jr, Seneca KS – CG2022028R

Appraisal Management Companies

None



Board Members

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

Vice-Chairperson of the Board
Wade Walkenhorst, Lincoln
Financial Institutions Rep
Term Expires: January 1, 2024

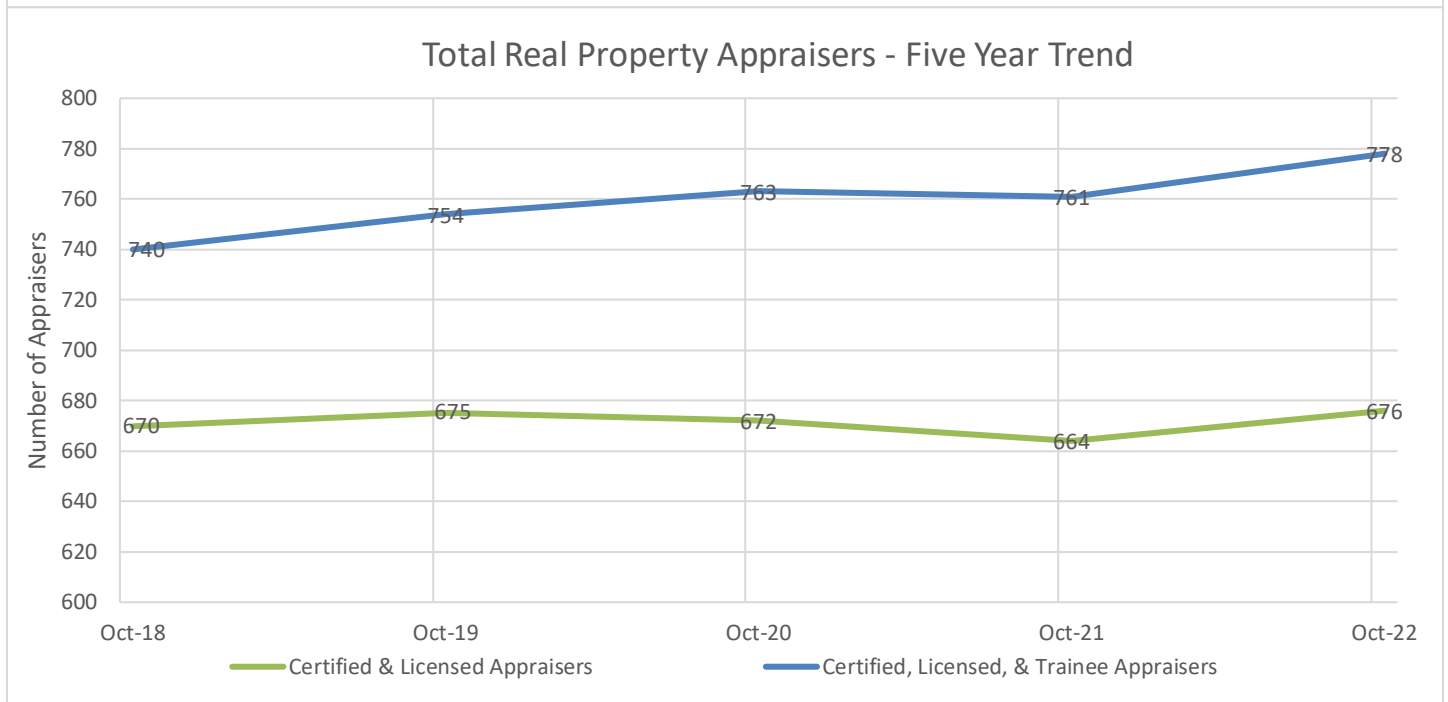
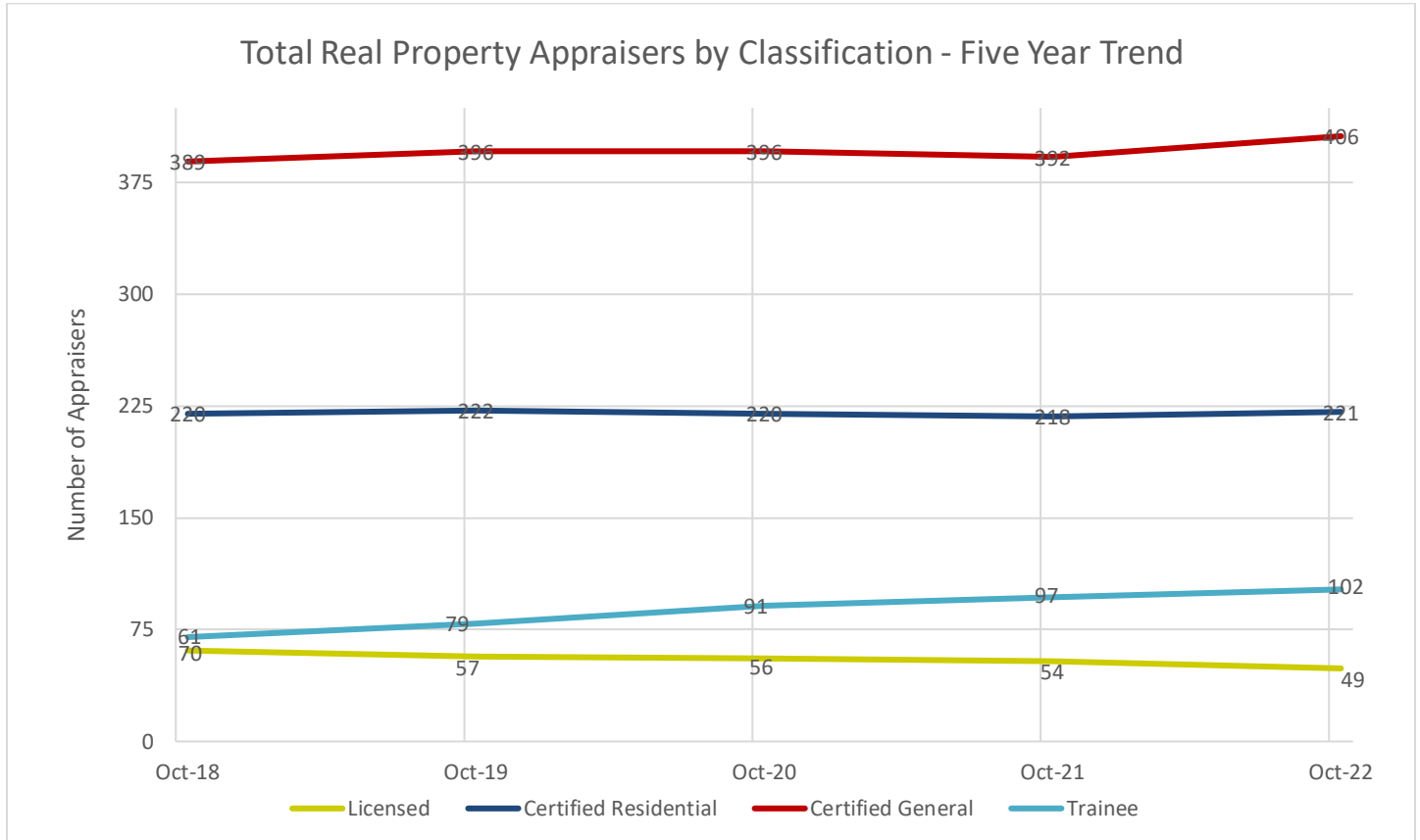
Board Member
Bonnie M. Downing, Dunning
Certified General Appraiser
3rd District Representative
Term Expires: January 1, 2025

Board Member
Cody Gerdes, Lincoln
Certified General Appraiser
1st District Representative
Term Expires: January 1, 2026

Board Member
Kevin Hermsen, Gretna
Certified General Appraiser
2nd District Representative
Term Expires: January 1, 2027

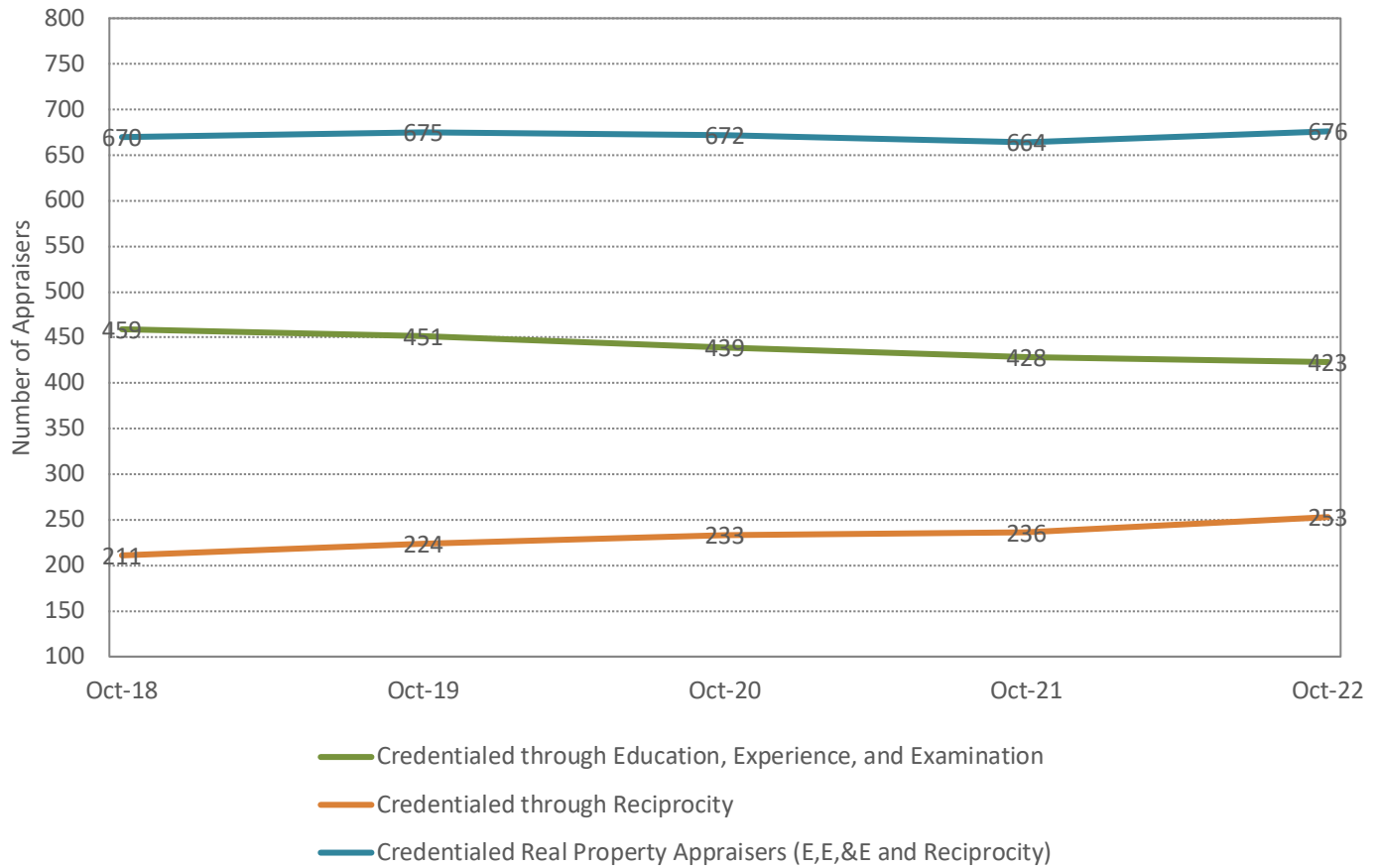
Real Property Appraiser and AMC Numbers and Trends as of October 1, 2022

The charts below outline the five-year trend for the number of Nebraska credentialed real property appraisers and Nebraska registered appraisal management companies as of October 1, 2022. There are currently 676 licensed residential, certified residential, and certified general real property appraisers in Nebraska, and 102 credentialed trainee real property appraisers. In addition, there are currently 89 appraisal management companies registered in Nebraska.

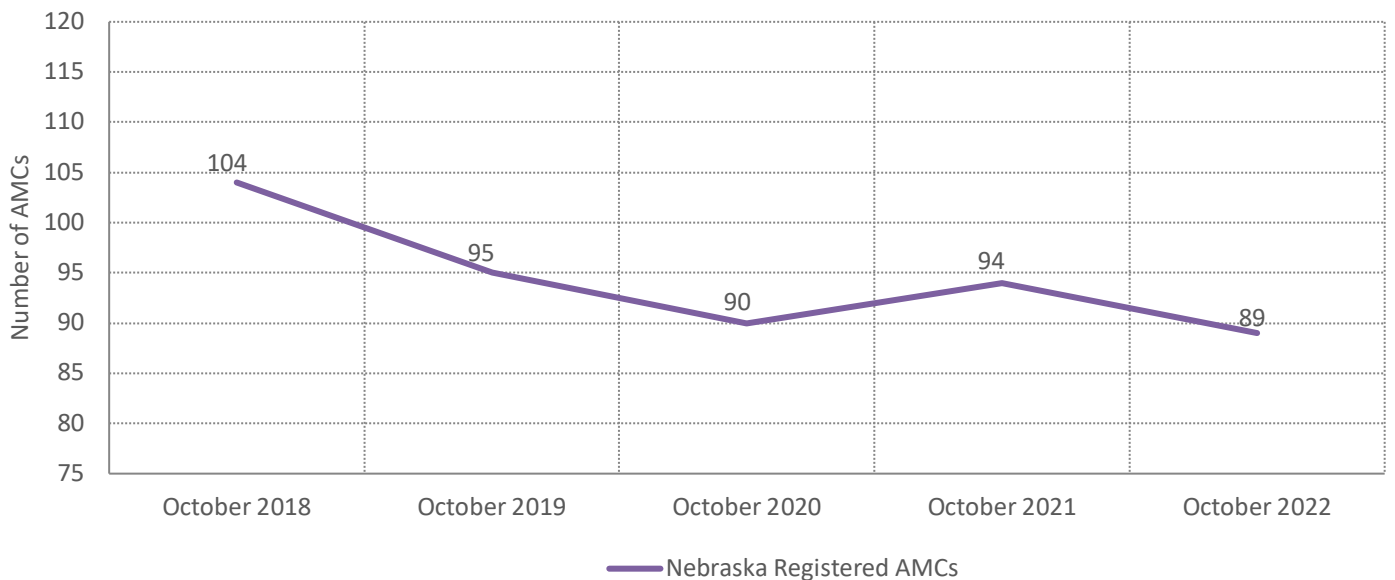


Real Property Appraiser and AMC Numbers and Trends as of October 1, 2022 (Continued)

Total Real Property Appraisers (not including Trainee) - Five Year Trend

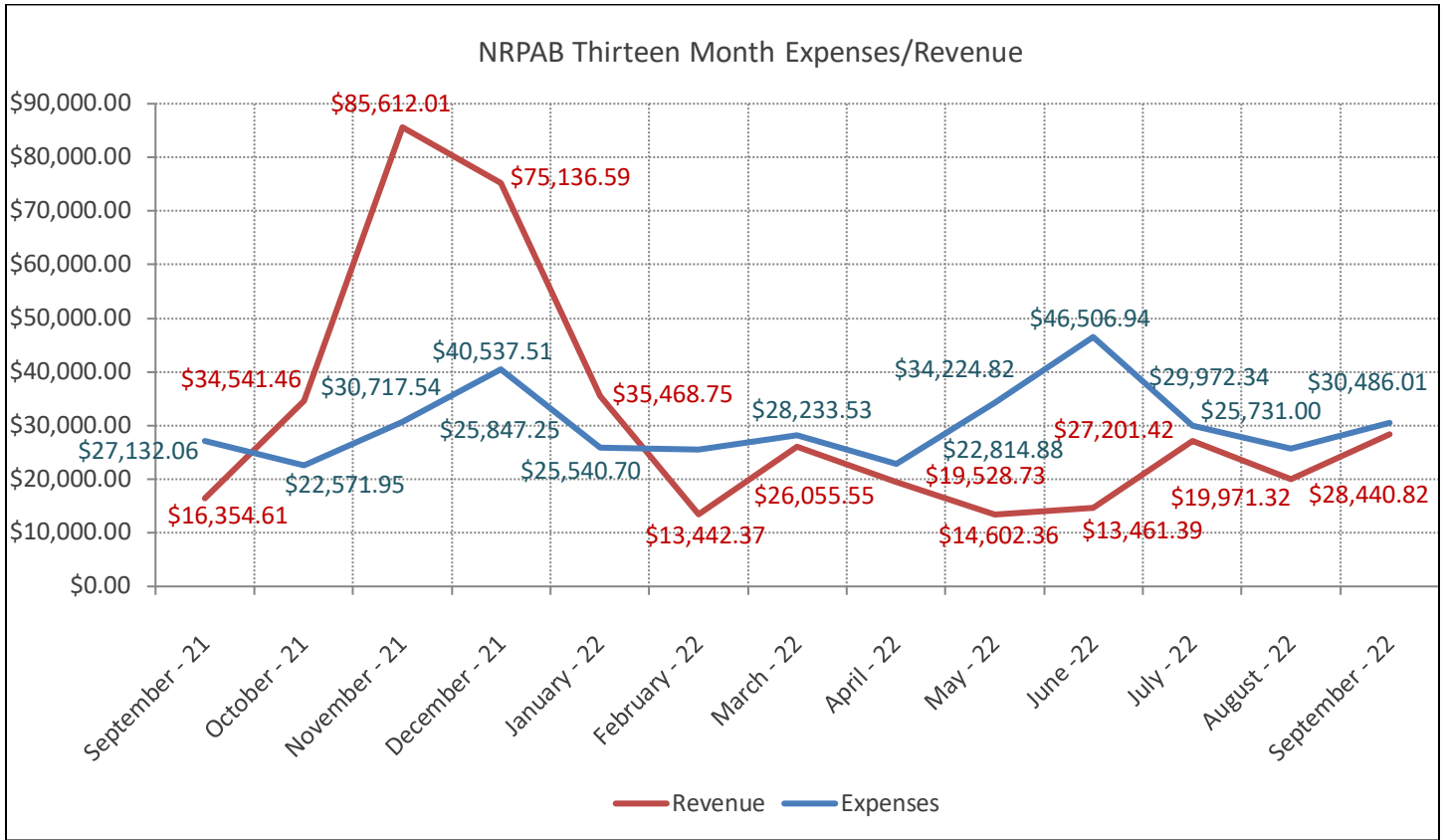


Appraisal Management Companies - Five Year Trend



NRPAB Financial Snapshot as of September 30, 2022

For the Real Property Appraiser Program, which includes both the appraiser fund and the AMC fund, a total of \$86,189.35 in expenditures and \$75,613.56 in revenues were recorded as of September 30, 2022. Actual expenses registered at 17.94 percent of the budgeted expenditures for the fiscal year; 25.21 percent of the fiscal year has passed.



Appraiser Login

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.

Information about the 2021-22 Renewal Period:
[2021-22 Real Property Appraiser Continuing Education Requirements \(pdf\)](#)
[2021-22 Renewal Questions & Answers \(pdf\)](#)

- AMC Registration
- Appraiser Credentialing
- Board Meetings
- Education
- Enforcement
- Laws, Regulations, and Guidance Documents
- Public Information
- Request Forms
- USPAP Review Report Forms
- 2021-22 Renewal Applications
- COVID-19 Information
- 2021 Legislation of NRPAB Interest

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