



THE NEBRASKA APPRAISER

News from the Nebraska Real Property Appraiser Board

Spring 2023

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.

Approaching the Finish Line

The end of each fiscal year becomes a race with a fast-approaching finish line. The Board is busy with its year-end responsibilities and closing out its objectives set during its strategic planning meeting on June 15, 2022, while at the same time beginning preparations for the next fiscal year. The Appraisal Subcommittee and The Appraisal Foundation have been very busy in response to the PAVE Action Plan and there will be major changes to USPAP and the Real Property Appraiser Qualifications Criteria adopted soon; drafting legislation and implementing changes will be a major focus for the Board during the next fiscal year. Please note that the At-Large Licensed Real Estate Broker position on the Board is still open, so please take time to look at the requirements and application process under NRPAB Quick Hits. As always, the Board is here for you, so feel free to reach out with any questions or comments. I hope that you enjoy this edition of The Nebraska Appraiser.

In This Issue

NRPAB Quick Hits:

- State of Nebraska Accepting Applications for At-Large Licensed Real Estate Broker Member on NRPAB
- Legislation of NRPAB Interest
- Guidance Documents Adopted/Retired Between January and March of 2023
- Compliance Update (January - March 2023)

Coming and Going:

- Who's New? (January - March 2023)
- Real Property Appraiser and AMC Numbers and Trends as of April 1, 2023
- Real Property Appraiser Credential Renewal Report as of April 2023

Financial Snapshot:

- March 31, 2022 Financial Report

Upcoming NRPAB Meetings:

- ◆ May 25, 2023 @ NRPAB Office (Conference Room)
- ◆ June 15, 2023 @ NRPAB Office (Conference Room)
- ◆ July 20, 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.

NRPAB Quick Hits

- ◆ Board Member Thomas M. Luhrs's term as the At-Large Licensed Real Estate Broker representative expired on December 31, 2022. The State of Nebraska is still 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 is 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.
- ◆ Each legislative session, the Board follows legislative bills introduced by the Nebraska State Legislature that may have an impact on the real property appraiser profession or agency operations. 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: appraiser.ne.gov. Select the hyperlink titled "2023 Legislative Bills of NRPAB Interest" in the blue box 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 retired no guidance documents, and adopted no new 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, two grievances were filed against Nebraska credentialed real property appraisers. During this time, no disciplinary actions were taken by the Board against any appraisers.
 - * Between the months of January and March, 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
Wade Walkenhorst, Lincoln
Financial Institutions Rep
Term Expires: January 1, 2024

Vice-Chairperson of the Board
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 P. Hermsen, Gretna
Certified General Appraiser
2nd District Representative
Term Expires: January 1, 2027

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



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

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 2023.

Trainee Real Property Appraisers

Kerry Andersen, Omaha NE – T2023002
Ashton Boldt, Elba NE – T2023004
Josiah Hegwood, McCook NE – T2023003
Ryan Ohri, Kearney NE – T2023001

Licensed Residential Real Property Appraisers

Cody Bachtell, Tekamah NE – L2023001

Certified Residential Real Property Appraisers

Sarah Duncan, Casper WY – CR2023001R

Certified General Real Property Appraisers

Jason Allen, Overland Park KS – CG2023003R
Valentin Flores, New York NY – CG2023008R
Shale Kaplan, Chicago IL – CG2023013R
Elise Keister, Manhattan KS – CG2023011R
Paul Koonce, Dallas TX – CG2023004R
McKenna Luke, Alamogordo NM – CG2023014R
Eugene Owen, Dallas TX – CG2023012R
James Parman, Raymond NE – CG2023002R
John Praytor, Dallas TX – CG2023009R
Dimitrios Staursky, Dallas TX – CG2023005R
James Turner, Dallas TX – CG2023007R
Justin Uhrig, Rapid City SD – CG2023006R
Shawn Vetter, Glen Carbon IL – CG2023010R

Appraisal Management Companies

Townsgate Appraisal Management Company, LLC

NRPAB Staff

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Director

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Program Manager

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Business and Education
Program Manager

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

Phone: 402-471-9015

Fax: 402-471-9017

Website: 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

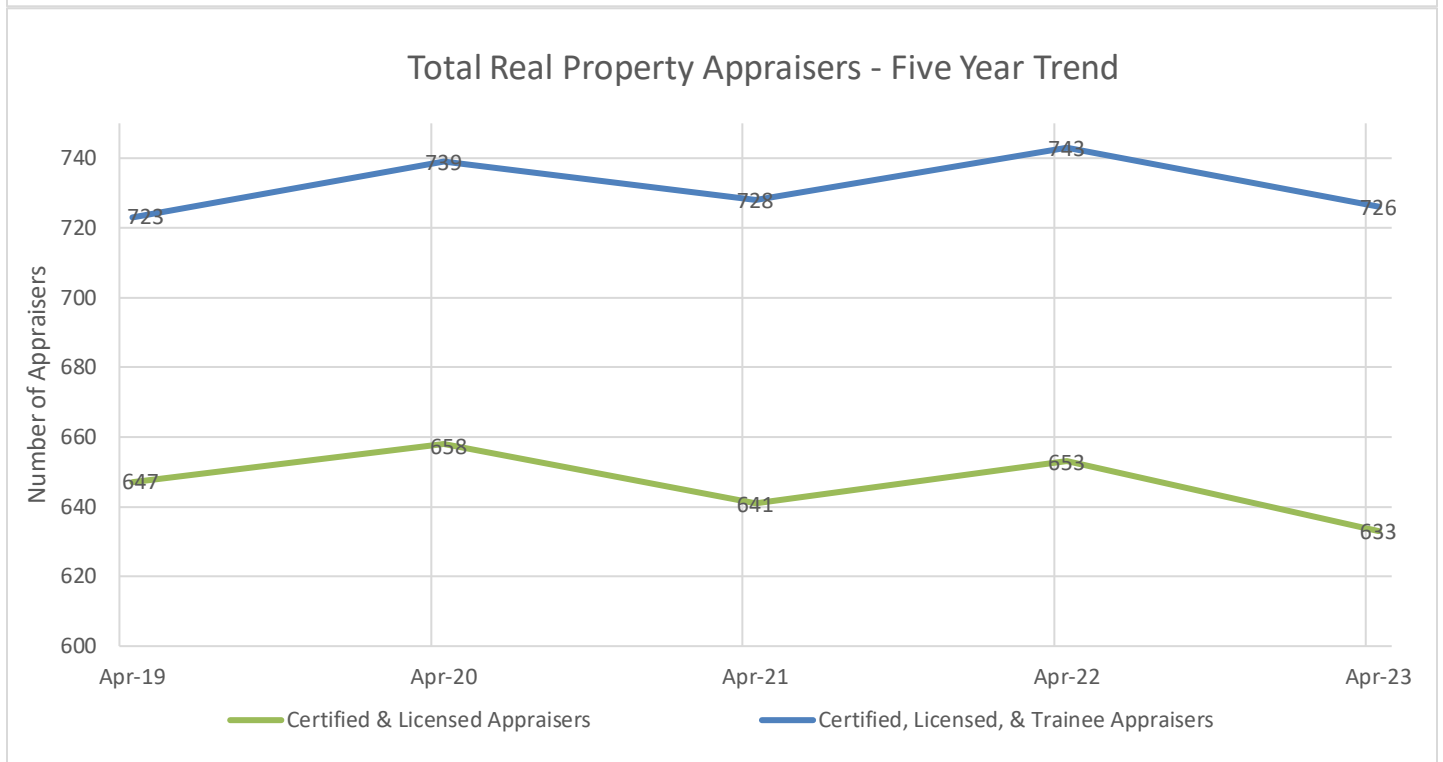
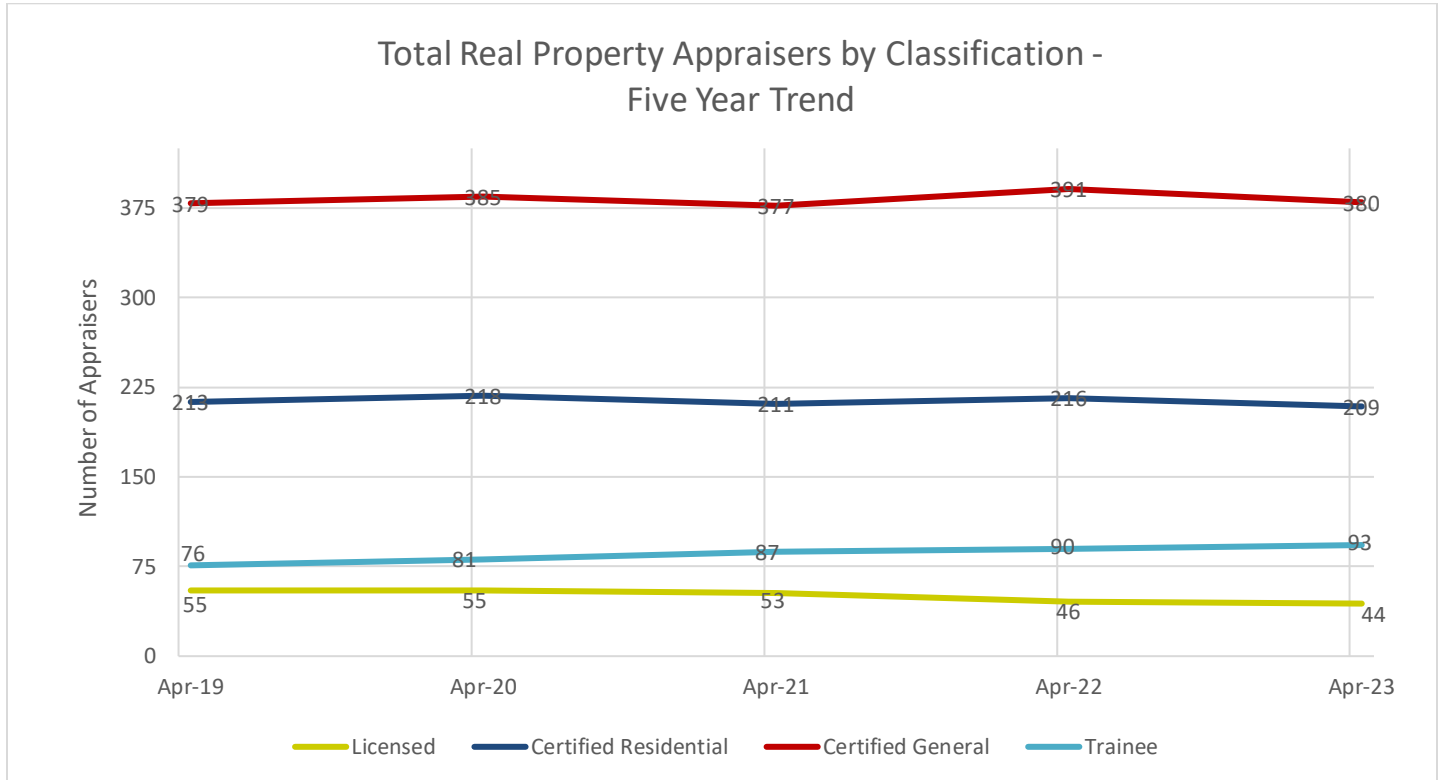
Questions related to investigations, or how to file a grievance: nrpab.compliance@nebraska.gov

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

General Questions: nrpab.questions@nebraska.gov

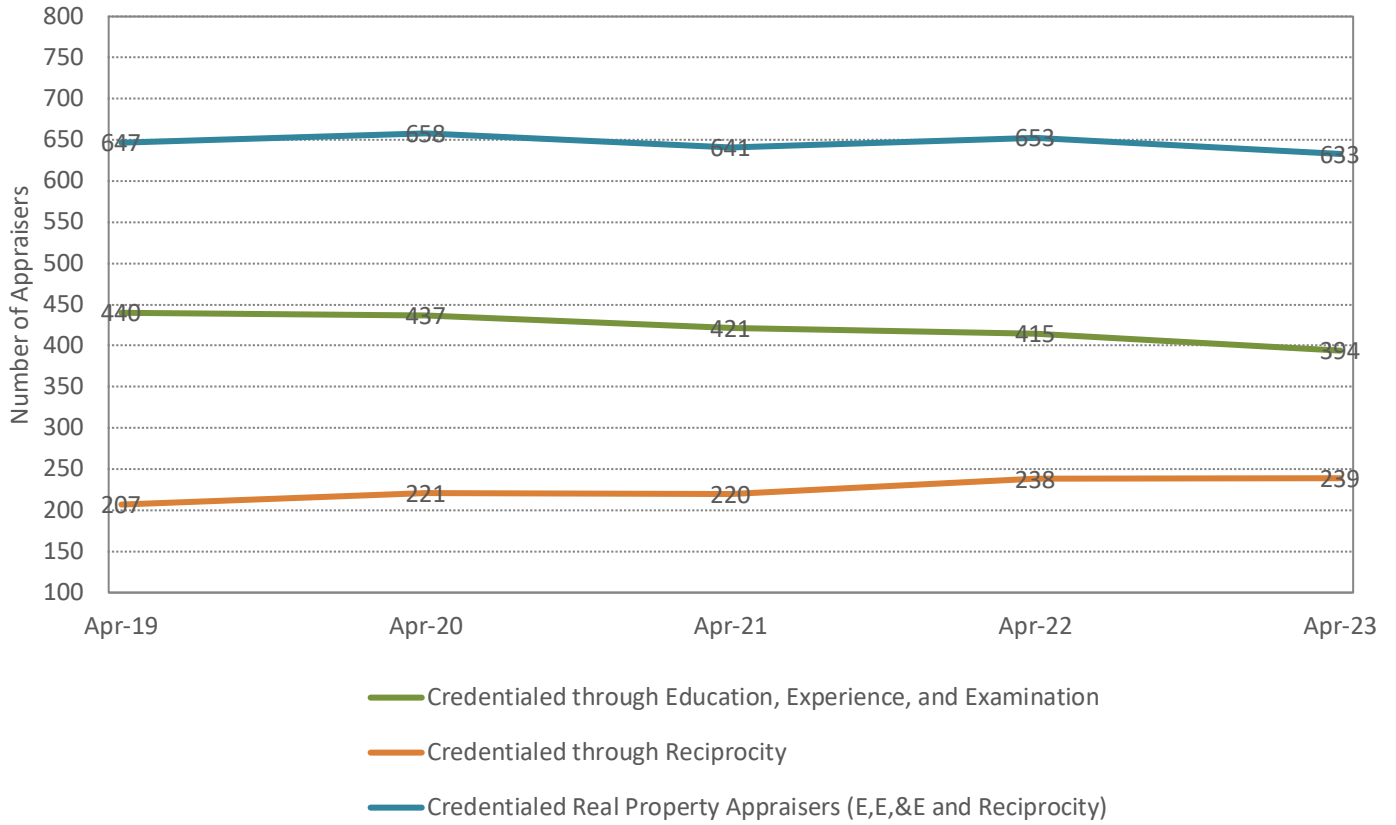
Real Property Appraiser and AMC Numbers and Trends as of April 1, 2023

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 April 1, 2023. There are currently 633 licensed residential, certified residential, and certified general real property appraisers in Nebraska, and 93 credentialed trainee real property appraisers. In addition, there are currently 82 appraisal management companies registered in Nebraska.

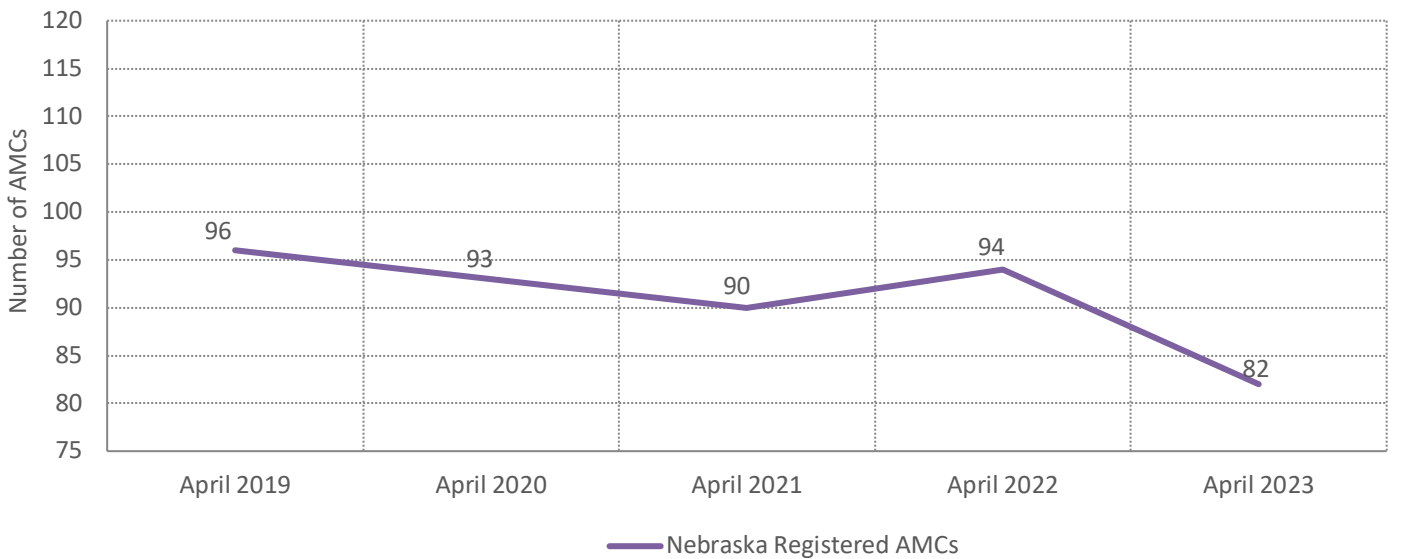


Real Property Appraiser and AMC Numbers and Trends as of April 1, 2023 (Continued)

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



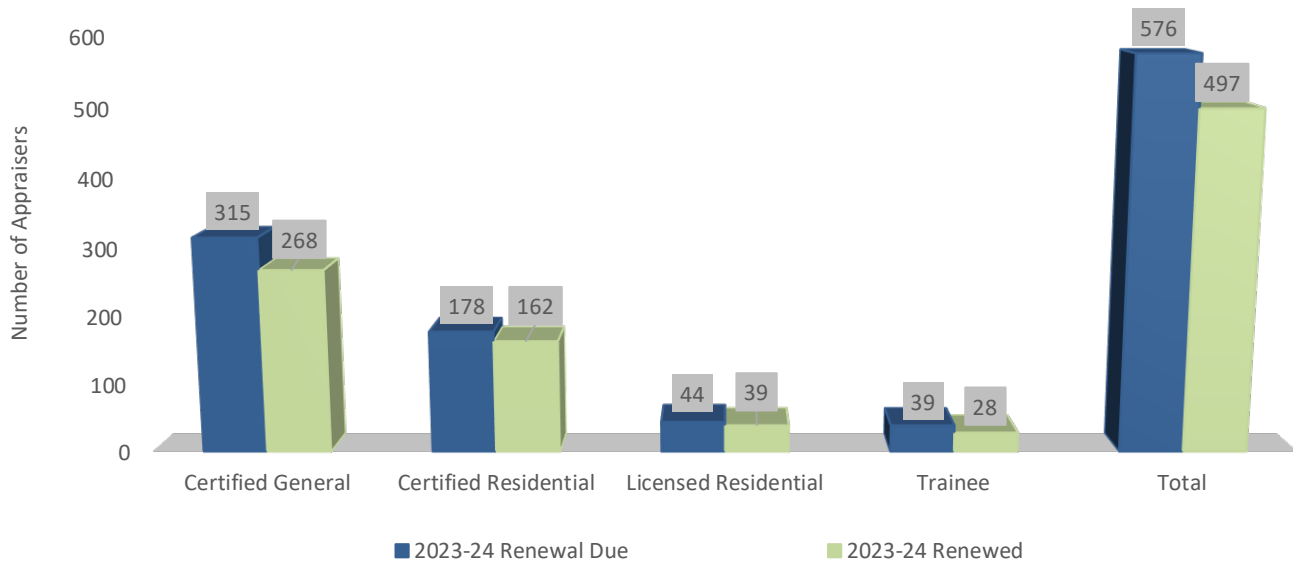
Appraisal Management Companies - Five Year Trend



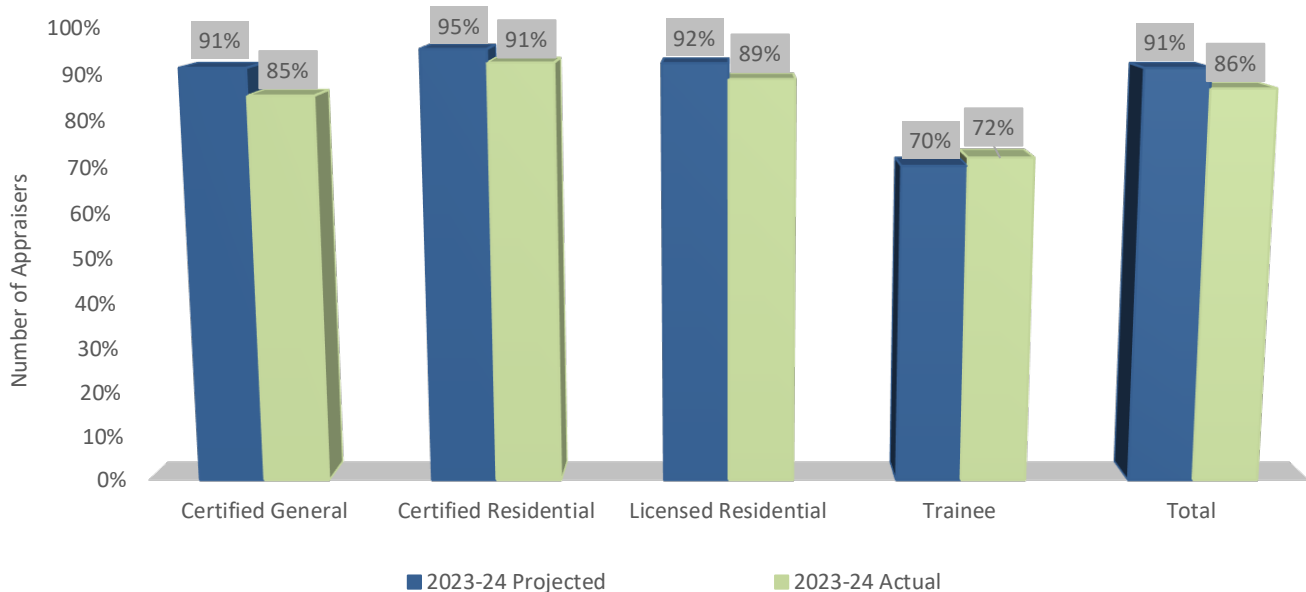
Real Property Appraiser Renewal Counts and Percentages as of April 2023

The charts below outline the real property appraiser renewal counts and percentages as of April 2023. There were 576 trainee, licensed residential, certified residential, and certified general real property appraiser renewals due, and 497 credentials were renewed.

2023-24 REAL PROPERTY APPRAISER RENEWAL PROGRESS REPORT - APRIL 2023

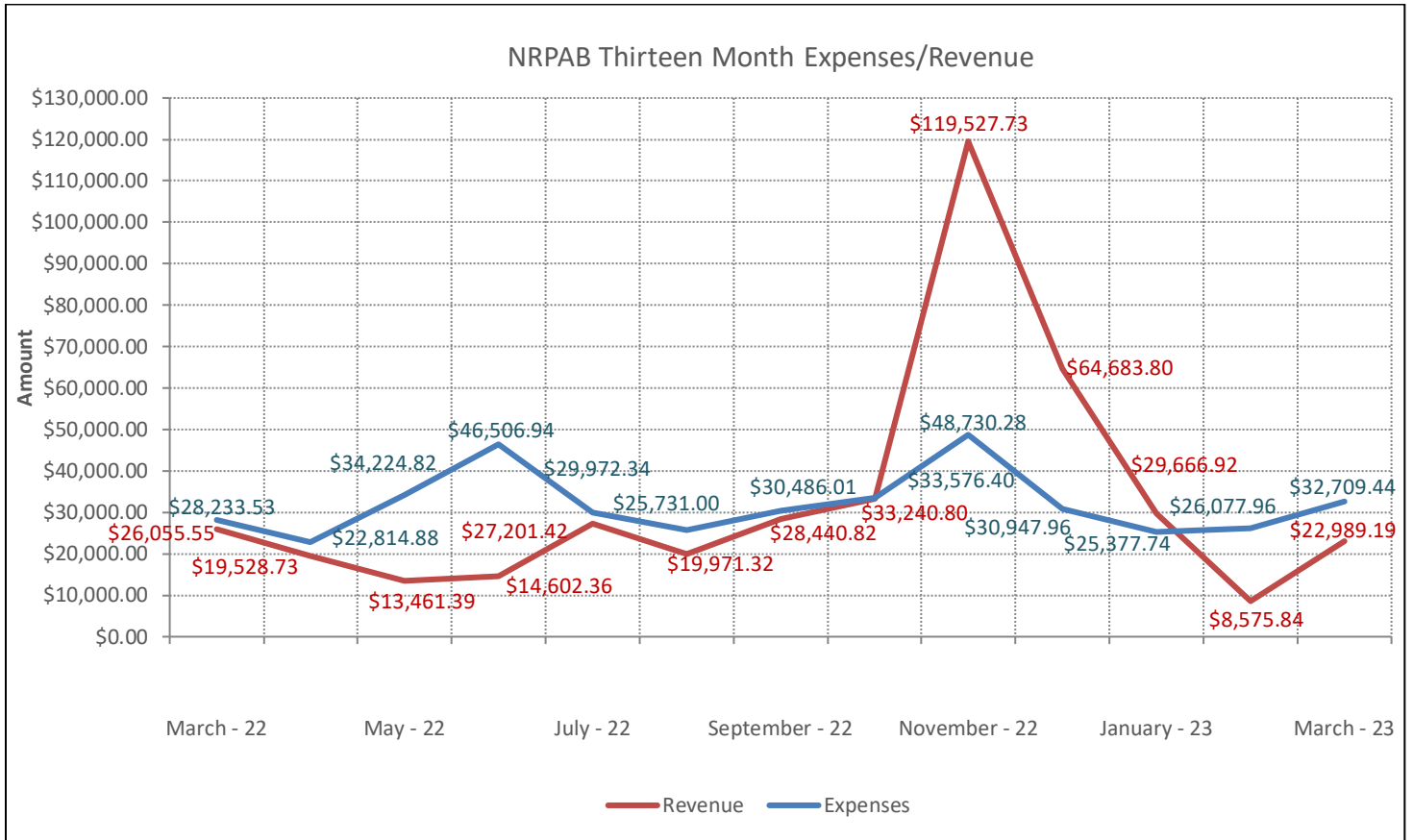


2023-24 PERCENTAGE PROJECTIONS/ACTUALS RENEWAL PROGRESS REPORT - APRIL 2023



NRPAB Financial Snapshot as of March 31, 2023

For the Real Property Appraiser Program, which includes both the appraiser fund and the AMC fund, a total of \$283,609.13 in expenditures and \$354,297.84 in revenues were recorded as of March 31, 2023. Actual expenses registered at 59.04 percent of the budgeted expenditures for the fiscal year; 75.07 percent of the fiscal year has passed.



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.