



# THE NEBRASKA APPRAISER

News from the Nebraska Real Property Appraiser Board

Winter 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.*

## In Motion

That Isaac Newton was a pretty smart guy. As a refresher, he formulated three laws of motion, the first being that an object at rest remains at rest, or if in motion, remains in motion at a constant velocity unless acted on by a net external force. Although Newton was talking about mechanics, the same law could easily be applied to the Board. In January, the Board elected new officers for 2023, and in February, welcomed Kashinda Sims to the staff as its new Business and Education Program Manager. The Board is still looking for a new At-Large Licensed Real Estate Broker Member; if you have a Broker's License and are interested, please check out the NRPAB Quick Hits. As spring comes upon us, the Board enters one of its busiest seasons; the current fiscal year wraps up and preparations for the next fiscal year take place. I hope that you enjoy this edition of The Nebraska Appraiser. As always, the Board is here for you, so please feel free to contact me by phone or email with any questions or comments.

## In This Issue

### NRPAB Quick Hits:

- Election of 2023 NRPAB Officers
- State of Nebraska Accepting Applications for At-Large Licensed Real Estate Broker Member on NRPAB
- Legislation of NRPAB Interest
- NRPAB Website Updates
- Guidance Documents Adopted/Retired Between October and December of 2022
- Compliance Update (October - December 2022)

### In the Spotlight:

- Sims Joins NRPAB Staff as new Business and Education Program Manager

### Coming and Going:

- Who's New? (October - December 2022)
- Real Property Appraiser and AMC Numbers and Trends as of January 1, 2023
- Real Property Appraiser Credential Renewal Report as of January 2023

### Financial Snapshot:

- December 31, 2022 Financial Report

### Upcoming NRPAB Meetings:

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

- ◆ Congratulations to Wade Walkenhorst, who was elected as the Board's chairperson for 2023, and to Bonnie Downing, who was elected as the Board's vice chairperson for 2023. Walkenhorst has served on the Board since 2019, and was the vice chairperson in 2022. Downing has been a member of the Board since 2020. Both individuals have displayed the leadership qualities that will keep the Board's momentum into 2023 and beyond.
- ◆ 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](https://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](mailto:tyler.kohtz@nebraska.gov).
- ◆ The Board continues to look for ways to enhance your website viewing and use experience. During the past year, much of this focus has been placed on search functions and lists. The Board has added a [Supervisory Appraiser Contact List](#). This list includes the names and contact information for real property appraisers who have volunteered for consideration as a potential supervisory real property appraiser, derived from questions on the Application for Renewal of Nebraska Real Property Appraiser Credential. An AMC search function has been added under [Nebraska Registered AMCs](#) to allow for various searches for AMCs. This new function replaces the static list that was previously available. The [NRPAB Approved Education](#) search has also been updated to better reflect current terminology used in the industry for activity type and setting. Finally, the former "Appraiser Listing" screen has been restructured to the [Nebraska Credentialed Real Property Appraisers](#) search function. The intro screen has been removed and the search function has been enhanced for efficiency and effectiveness. The Nebraska County map has also been replaced and a new visual (United States map) has been added for a quick search for Nebraska credentialed real property appraisers who reside outside of Nebraska. Moving away from the search functions and lists, you will also notice that a Facebook viewer has been added to the non-search pages on the Board's website for quick access to the Board's updates posted to its Facebook page. If you have any comments or questions regarding any of these changes, please feel free to contact the Board's office at 402-471-9015, or email [nrpab.questions@nebraska.gov](mailto:nrpab.questions@nebraska.gov).



*What's new at  
The Appraisal Foundation?*  
[appraisalfoundation.org](https://appraisalfoundation.org)



*What's new at the  
Appraisal Subcommittee?*  
[asc.gov](https://asc.gov)



*What's new at the AARO?*  
[aaro.net](https://aaro.net)

## NRPAB Quick Hits

- ◆ The Nebraska Real Property Appraiser Board retired no guidance documents, and adopted no new 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](https://appraiser.ne.gov/guidance_documents.html).
- ◆ Compliance Update
  - \* Between the months of October and December, no grievances were filed against Nebraska credentialed real property appraisers, and one grievance was dismissed without prejudice. During this time, no disciplinary actions were taken by the Board against any appraisers.
  - \* Between the months of October and December, 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

### **Tyler N. Kohtz**

Director

402-471-9015

[tyler.kohtz@nebraska.gov](mailto:tyler.kohtz@nebraska.gov)

### **Allison L. Nespor**

Business and Licensing  
Program Manager

402-471-9024

[allison.nespor@nebraska.gov](mailto:allison.nespor@nebraska.gov)

### **Kashinda Sims**

Business and Education  
Program Manager

402-471-9015

[kashinda.sims@nebraska.gov](mailto:kashinda.sims@nebraska.gov)

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](http://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](mailto:nrpab.amc@nebraska.gov)

Questions related to real property appraiser credentialing: [nrpab.credentialing@nebraska.gov](mailto:nrpab.credentialing@nebraska.gov)

Questions related to real property appraiser credential renewal: [nrpab.renewals@nebraska.gov](mailto:nrpab.renewals@nebraska.gov)

Questions related to real property appraiser education (QE & CE): [nrpab.education@nebraska.gov](mailto:nrpab.education@nebraska.gov)

Questions related to investigations, or how to file a grievance: [nrpab.compliance@nebraska.gov](mailto:nrpab.compliance@nebraska.gov)

Questions related to Appraiser Login: [nrpab.AppraiserLogin@nebraska.gov](mailto:nrpab.AppraiserLogin@nebraska.gov)

General Questions: [nrpab.questions@nebraska.gov](mailto:nrpab.questions@nebraska.gov)

## In the Spotlight: Sims Joins NRPAB Staff as new Business and Education Program Manager



*Kashinda Sims*

Kashinda Sims has joined the Board as its new Business and Education Program Manager. This position manages the day-to-day operations for the education program, provides administrative support for the compliance program, and executes various assignments as assigned by the director. In addition, this position carries out day-to-day accounting operations as needed, and assists with the real property appraiser credentialing and AMC registration programs. Sims also serves as the main point of contact for the agency.

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*"I'm looking forward to learning the processes and procedures that come with this position. I also appreciate everyone's patience, wisdom, and guidance."*

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*- Kashinda Sims*

Sims grew up just north of Columbia, South Carolina. She earned a Bachelor's Degree in Sociology with a focus in Public Policy and Administration from Brigham Young University - Idaho in Rexburg, Idaho. After graduation, Sims gained valuable experience in the customer service industry.

Sims came to Nebraska with a friend studying at the University of Nebraska in Lincoln. She loves noodles, specifically thin noodles; biking; walking; and attending live performances.

## 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 2022.

### *Trainee Real Property Appraisers*

**Jordan Swan**, Omaha NE – T2022022  
**Courtney Oswald**, Fairfield NE – T2022023  
**Molly Luhrs**, Imperial NE – T2022024

### *Certified General Real Property Appraisers*

**Rebecca Moss**, North Platte NE – CG2022029  
**Sibyl Uerling**, North Platte NE – CG2022030  
**Christopher Brown**, Cheyenne WY – CG2022031R  
**Hans Schmitter**, Zionsville IN – CG2022032R

### *Certified Residential Real Property Appraisers*

**Ashley Scott**, Waterloo NE – CR2022009  
**Lori Rodgers**, Ashland NE – CR2022010  
**Brandon Cernik**, Elkhorn NE – CR2022011  
**William Mousel**, Wheatland WY – CR2022012R

### *Appraisal Management Companies*

**None**



## 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  
1<sup>st</sup> District Representative  
Term Expires: January 1, 2026

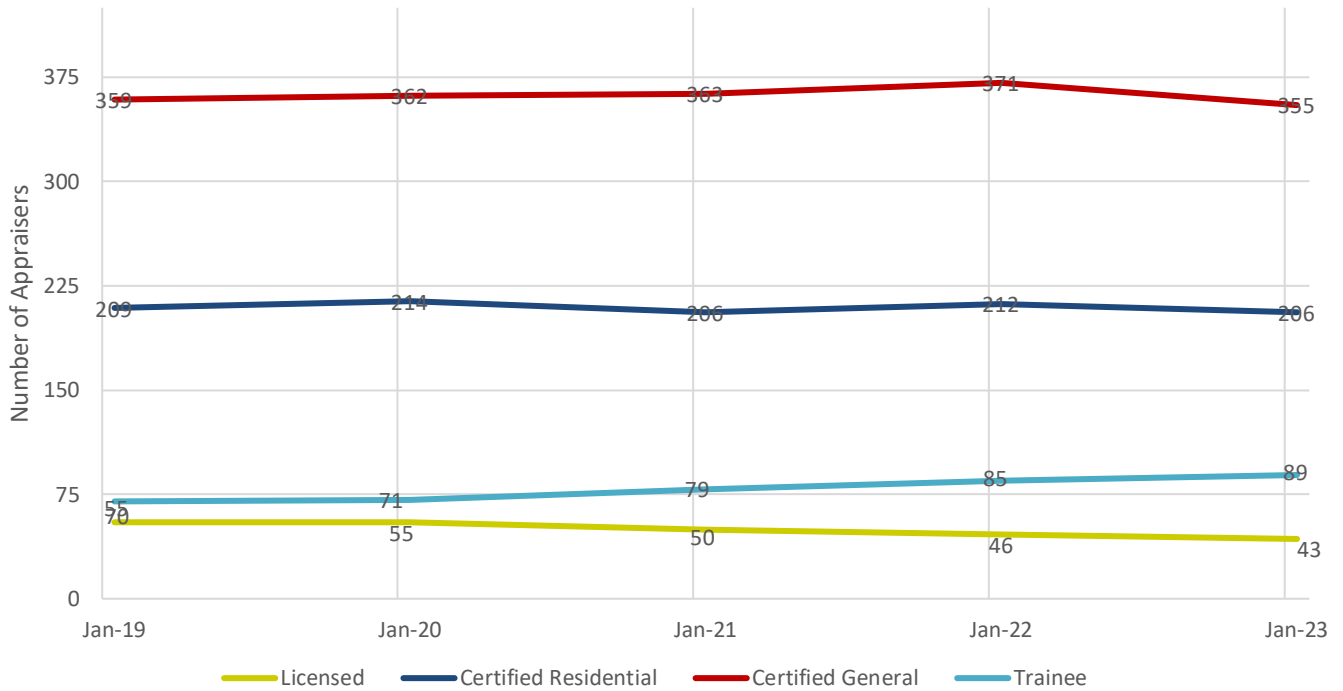
*Board Member*  
**Kevin P. Hermsen**, Gretna  
Certified General Appraiser  
2<sup>nd</sup> District Representative  
Term Expires: January 1, 2027

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

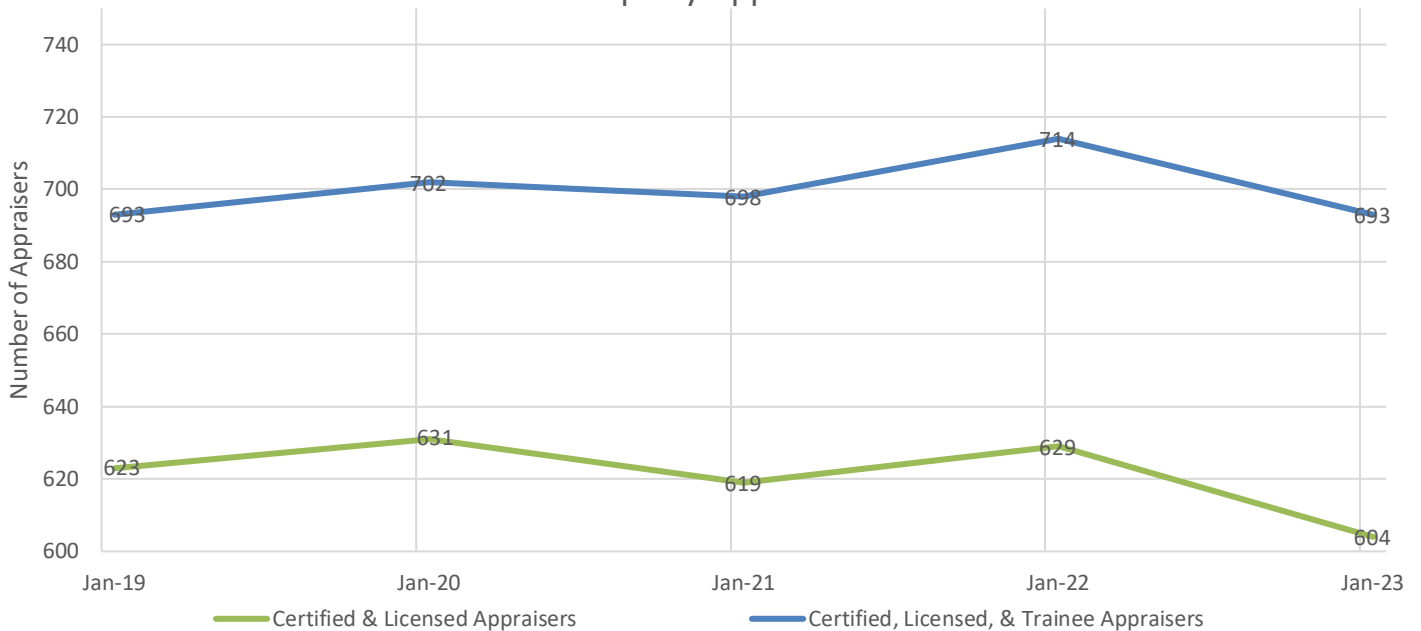
## Real Property Appraiser and AMC Numbers and Trends as of January 1, 2023

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 January 1, 2023. There are currently 604 licensed residential, certified residential, and certified general real property appraisers in Nebraska, and 89 credentialed trainee real property appraisers. In addition, there are currently 87 appraisal management companies registered in Nebraska.

### Total Real Property Appraisers by Classification - Five Year Trend

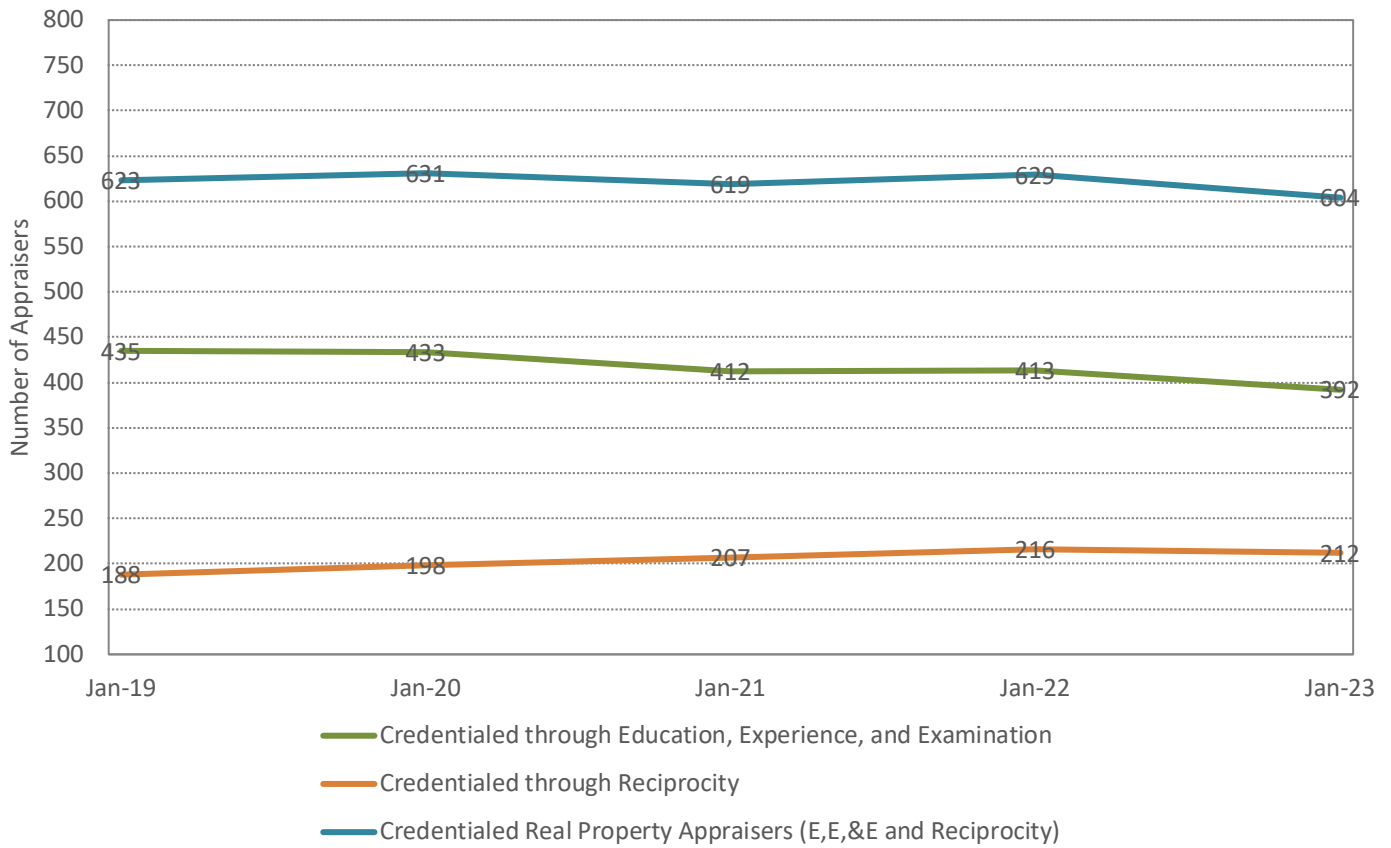


### Total Real Property Appraisers - Five Year Trend

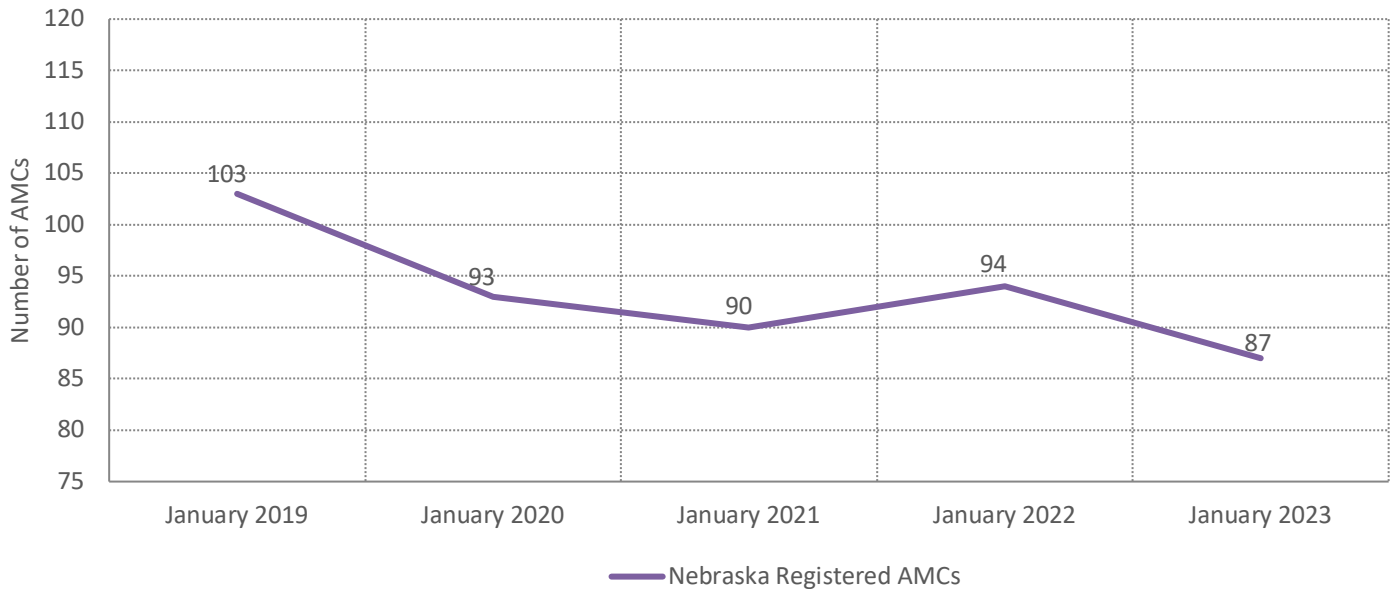


Real Property Appraiser and AMC Numbers and Trends as of January 1, 2023 (Continued)

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

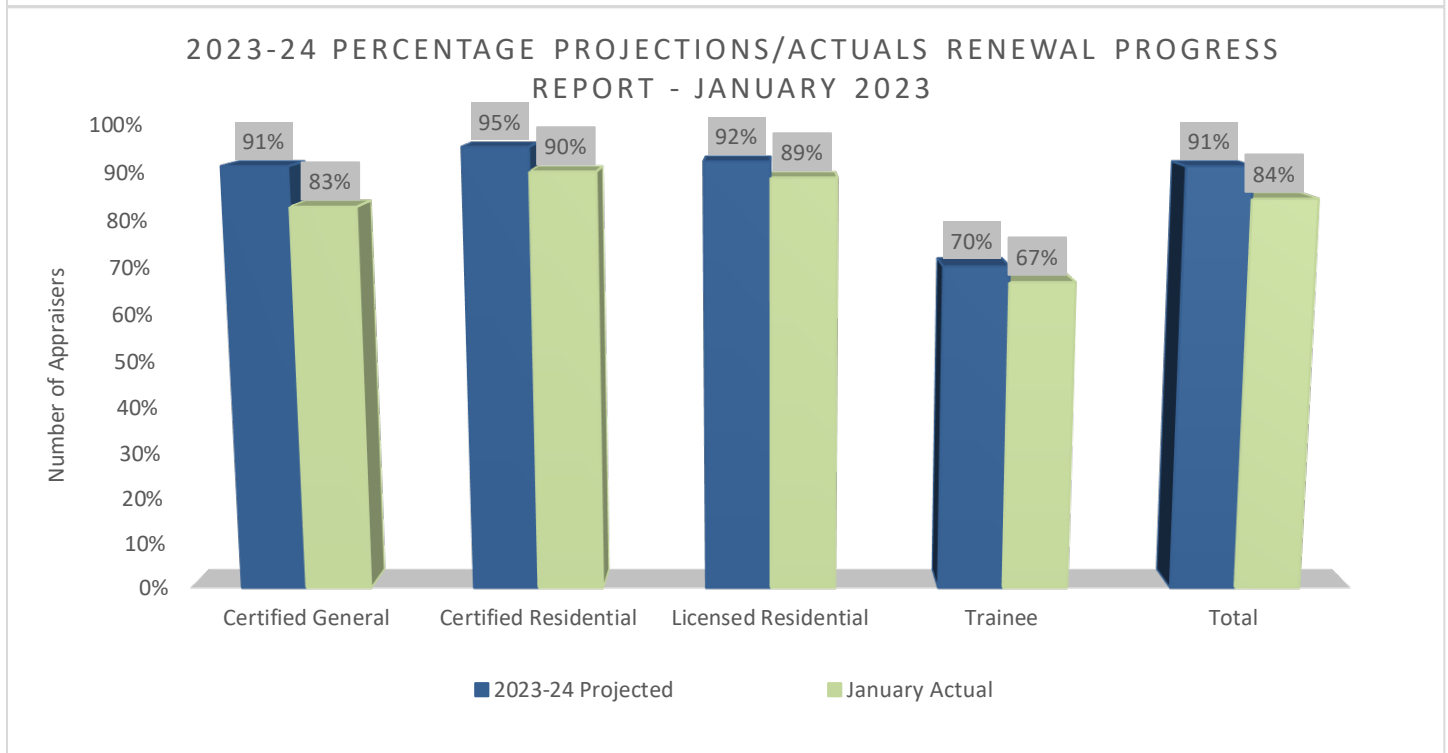
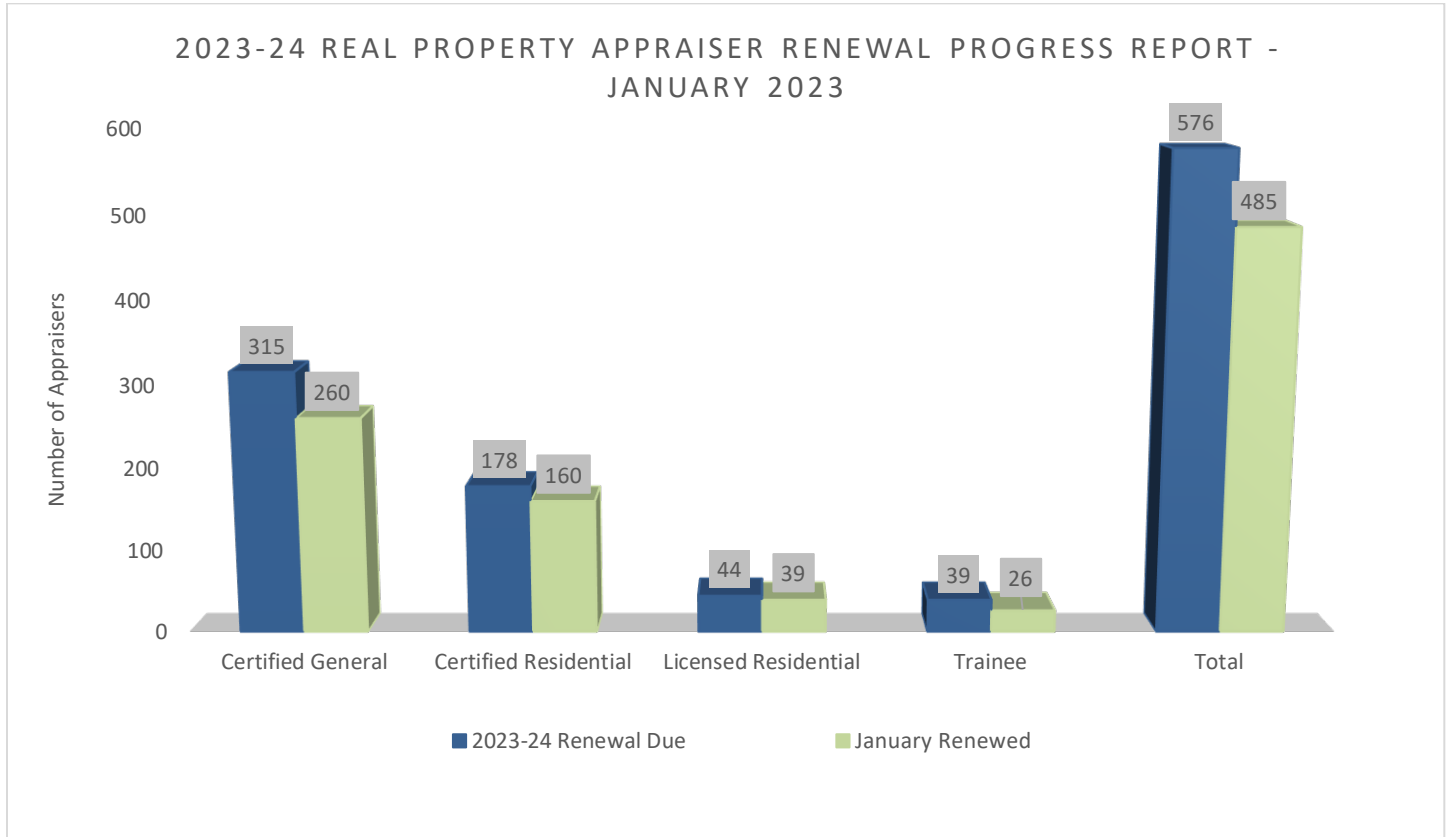


Appraisal Management Companies - Five Year Trend



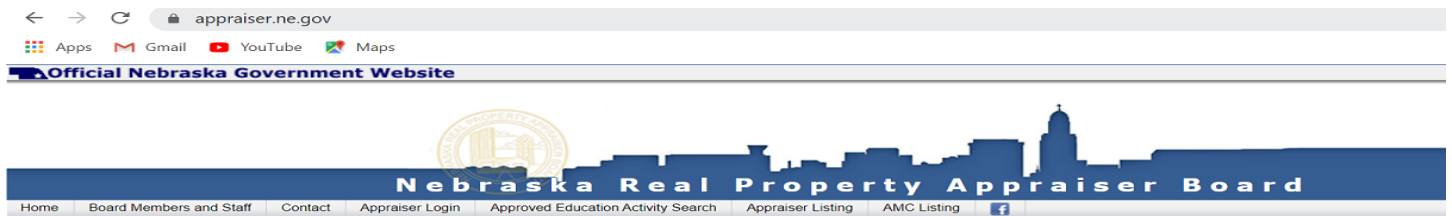
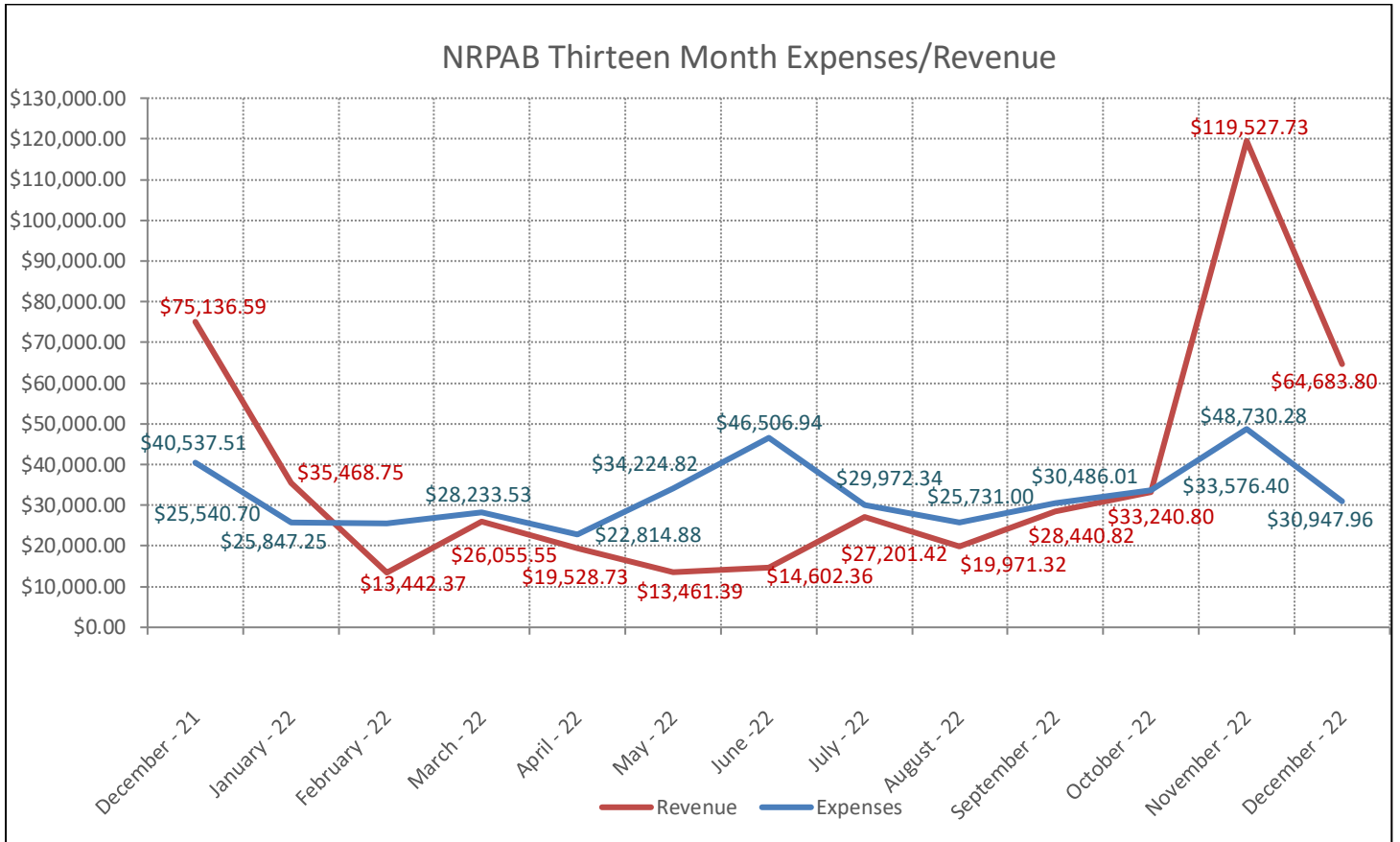
## Real Property Appraiser Renewal Counts and Percentages as of January 2023

The charts below outline the real property appraiser renewal counts and percentages as of January 2023. There were 576 trainee, licensed residential, certified residential, and certified general real property appraiser renewals due, and 485 credentials were renewed.



# NRPAB Financial Snapshot as of December 31, 2022

For the Real Property Appraiser Program, which includes both the appraiser fund and the AMC fund, a total of \$199,443.99 in expenditures and \$293,065.89 in revenues were recorded as of December 31, 2022. Actual expenses registered at 41.52 percent of the budgeted expenditures for the fiscal year; 50.41 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.