



THE NEBRASKA APPRAISER

News from the Nebraska Real Property Appraiser Board

Winter 2024

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.

Unpredictable

There is a saying in Nebraska, if you don't like the weather, wait five minutes. Who would have thought that spring would come at the end of January...after that January. Unpredictable seems to be a theme right now. The Board unexpectedly welcomed two new members in back to back months. Rodney Johnson and Derek Minshull have already integrated seamlessly onto the Board and their contributions have been invaluable. LB1417 was also introduced in the Nebraska Legislature, which ultimately terminates the Board. The Board does not expect this bill to move out of the committee at this time, but until "Sine Die," anything could happen. Thank you to all of you who have provided support in one way or another. I often close by saying that the Board is here for you. I would like to offer a slightly different perspective. As the appraisal business community in Nebraska, this is your Board, so feel free to call the Board's office with any questions, concerns, or comments that you may have. I hope that you enjoy this edition of The Nebraska Appraiser.

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- Real Property Appraiser and AMC Numbers and Trends as of January 1, 2024
- Real Property Appraiser Credential Renewal Report as of January 2024

Financial Snapshot:

- December 31, 2023 Financial Report

Upcoming NRPAB Meetings:

- ◆ April 18, 2024 @ NRPAB Office (Conference Room)
- ◆ May 16, 2024 @ NRPAB Office (Conference Room)
- ◆ June 20, 2024 @ 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 Bonnie Downing, who was elected as the Board's chairperson for 2024, and to Cody Gerdes, who was elected as the Board's vice chairperson for 2024. Downing has served on the Board since 2020, and was the vice chairperson in 2023. Gerdes has been a member on the Board since 2021. Both individuals have displayed the leadership qualities that will keep the Board's momentum into 2024 and beyond.
- ◆ LB992 was introduced by Senator Dungan at the request of the Nebraska Real Property Appraiser Board on January 5, 2024. LB992 updates the Nebraska Real Property Appraiser Act for the purpose of implementing the Real Property Appraiser Qualifications Criteria effective on January 1, 2026; the Uniform Standards of Professional Appraisal Practice effective on January 1, 2024; and the recommendations of the Appraisal Subcommittee as identified during its 2022 State Off-site Assessment. LB992 includes a small upward change to four fee limits, and minor changes to address the administration of the act and reduce unnecessary barriers for real property appraisers and applicants for credentialing. LB992 has passed on Final Reading and was signed by Speaker Arch on March 7, 2024. More information can be found on the Nebraska State Legislature's website at: https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=54685.
- ◆ LB989 was introduced by Senator Dungan at the request of the Nebraska Real Property Appraiser Board on January 5, 2024. LB989 updates the Nebraska Appraisal Management Company Registration Act for the purpose implementing the recommendations of the Appraisal Subcommittee as identified during its 2022 State Off-site Assessment. LB989 includes a small upward change to one fee limit, and minor changes to address the administration of the Act and reduce unnecessary barriers for owners of appraisal management companies. LB989 has passed on Final Reading and was signed by Speaker Arch on March 7, 2024. More information can be found on the Nebraska State Legislature's website at: https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=54684.



Board Members

Chairperson of the Board

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

Vice-Chairperson of the Board

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

Rodney Johnson, Norfolk
Certified General Appraiser
Licensed Real Estate Broker Rep
Term Expires: January 1, 2028

Board Member

Derek Minshull, North Platte
Financial Institutions Rep
Term Expires: January 1, 2029

Have questions? We have answers!

Questions related to appraisal management company registration and renewal: nrpab.amc@nebraska.gov

Questions related to AMC Login: nrpab.amclogin@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

NRPAB Quick Hits

- ◆ 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 “2024 Nebraska Legislation 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 October and December. 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 October and December, five grievances were filed against Nebraska credentialed real property appraisers. During this time, no disciplinary actions were taken by the Board against any appraisers, one grievance was dismissed with prejudice, and one grievance was dismissed without prejudice.
 - * 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.



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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

In the Spotlight: Loll Joins NRPAB Staff as new Business Programs Manager

Karen Loll has joined the Board as its new Business Programs Manager. This position manages the day-to-day accounting and office business; provides support for the Budget Program; and assists with the agency's public information activities, board meeting preparation, and executes various directives as assigned by the director.

Loll, who is married with three boys, grew up in central Nebraska and moved to Lincoln, Nebraska to attend school. Prior to joining the Board, Loll was a homeschool teacher for eighteen years. In December of 2023, Loll completed an associate degree at Southeast Community College. In her free time, Loll enjoys attending her son's gymnastic meets, watching old television shows, and Nascar races.



Karen Loll

In the Spotlight: Derek Minshull Appointed to the to the Representative of Financial Institutions Position on the Board

Governor Jim Pillen appointed Derek Minshull to the Nebraska Real Property Appraiser Board as the Representative of Financial Institutions on January 22, 2024. Newly appointed Board Member Minshull was sworn in by Chief Deputy Secretary of State Colleen Byelick on February 13, 2024.



Derek Minshull preparing to take the State of Nebraska Oath of Office.

Minshull is a Senior Vice President at NebraskaLand Bank. He has been in the banking industry for sixteen years and has expertise in both risk analysis and collateral evaluation. Prior to his employment with NebraskaLand Bank, Minshull was in hospitality, where he engaged in employee management, finance, and customer service.

Minshull earned an Associate of Science Degree from Mid-Plains Community College in North Platte, Nebraska; a Bachelor of Science in Business Administration and a Bachelor of Science in Physical Science from the University of Nebraska at Kearney; and attended the Graduate School of Banking Colorado.

In his free time, Minshull enjoys swimming, water sports, camping, and traveling.

Minshull's term on the Board will run through December 31, 2028. If you would like to offer your congratulations to Derek Minshull, please email Director Kohtz at tyler.kohtz@nebraska.gov with your comments.

"I am honored to be selected and appointed by Governor Pillen to serve on the Nebraska Real Property Appraisal Board as the Financial Services Representative. I look forward to serving the State of Nebraska and Appraisal Industry alongside my fellow board members as well as Mr. Kohtz and his team "

– Derek Minshull

In the Spotlight: Rodney Johnson Appointed to the to the Licensed Real Estate Broker Position on the Board

Governor Jim Pillen appointed Nebraska Certified General Real Property Appraiser Rodney Johnson to the Nebraska Real Property Appraiser Board as the Licensed Real Estate Broker Representative on December 13, 2023. Newly appointed Board Member Johnson was sworn in by Chief Deputy Secretary of State Colleen Byelick on January 18, 2024.



Rodney Johnson signing the State of Nebraska Oath of Office.

Johnson is employed at United Farm and Ranch Management. His expertise is in farm and ranch management, farmland marketing, and agricultural and ROW appraisals. Johnson is a past president of the Realtors Land Institute and is a current member of the American Society of Farm Managers and Rural Appraisers. Johnson credits Warren McClymont for his career path.

Johnson and his wife Janelle reside in Norfolk, Nebraska, where he is very active in the community. Johnson is the finance chair of his church, member of the Rotary club, and serves on the Norfolk Land Board.

"I look forward to working with my fellow Board members and Tyler in the common goal of enhancing our profession by ensuring trust and ethics to the people and organizations utilizing appraisal services."

– Rodney Johnson

Johnson's term on the Board will run through December 31, 2027. If you would like to offer your congratulations to Rodney Johnson, please email Director Kohtz at tyler.kohtz@nebraska.gov with your comments.

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 2023.

Trainee Real Property Appraisers

Austin Nelson, Omaha NE – T2023015
Daniel Kenealy, Omaha NE – T2023016
Katelyn Leibhart, Lincoln NE – T2023017
Jennifer Lennemann, Kearney NE – T2023018
Chelsea White, Ogallala NE – T2023019
Laura Wigen, Omaha NE – T2023020

Certified Residential Real Property Appraisers

Nicholas Nelsen, Blair NE – CR2023008
Cody Wellington, Council Bluffs IA – CR2023009R

Certified General Real Property Appraisers

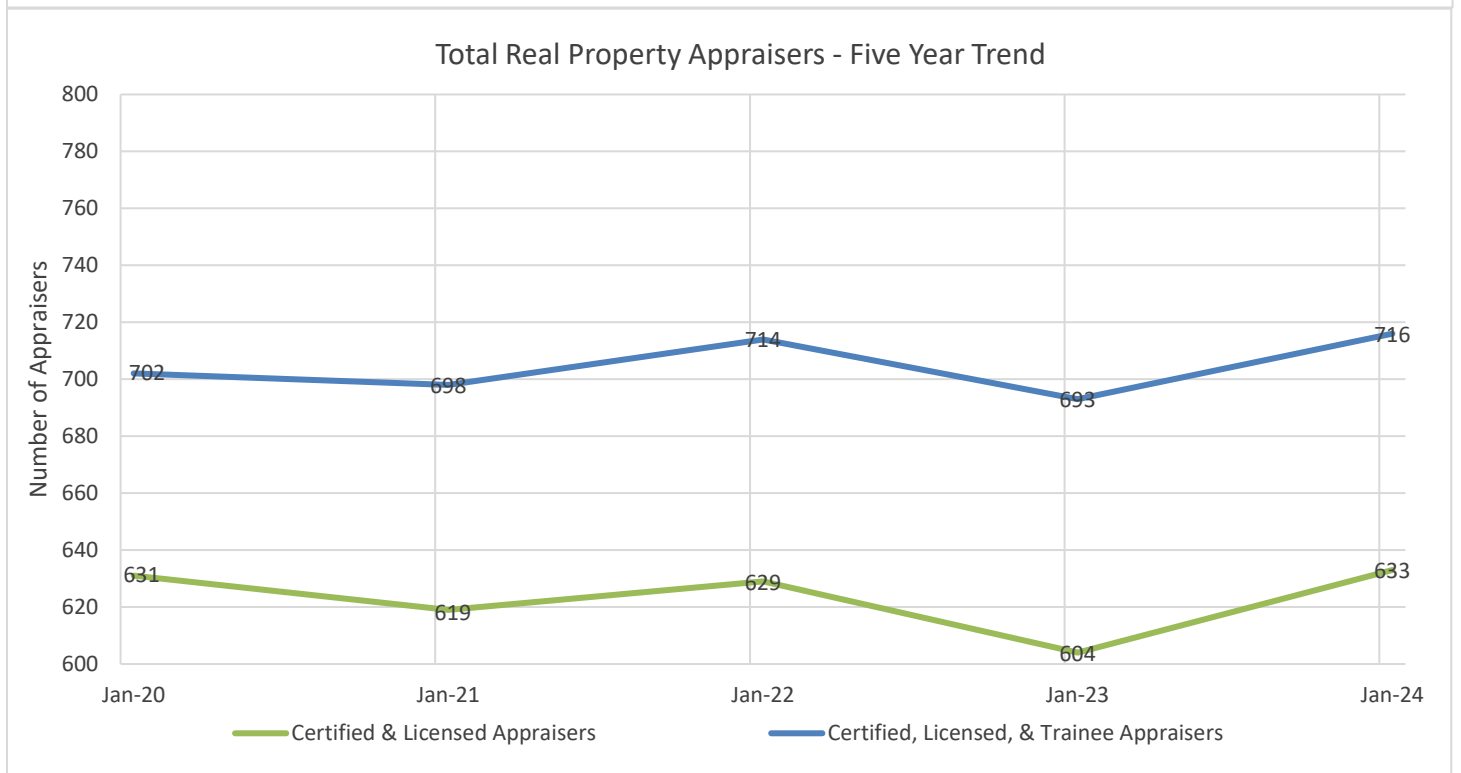
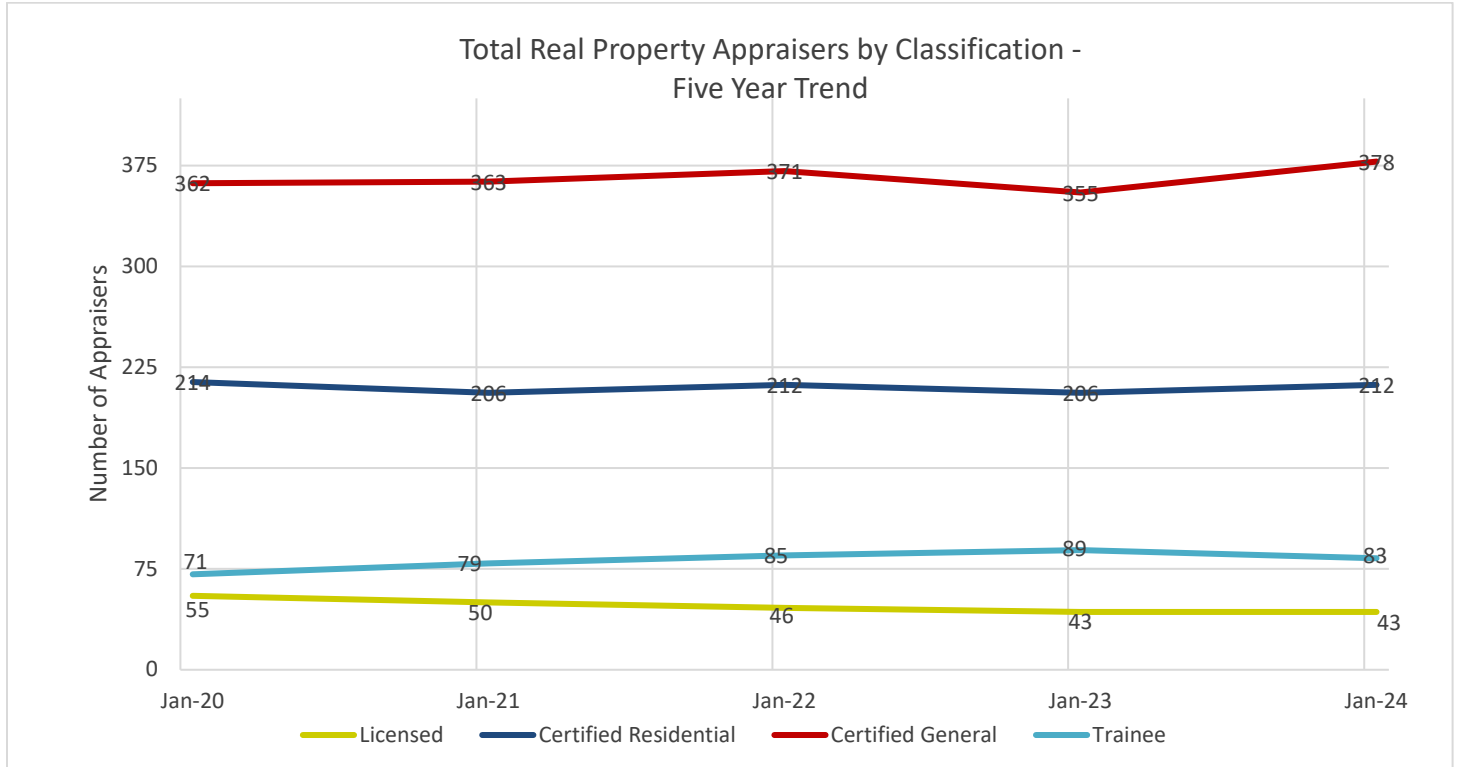
Douglas Hodge, Lapeer MI – CG2023036R
James O'Neil, Theodore AL – CG2023037R
Corey Sell, Milwaukee WI – CG2023038R
Tami Cook, Overland Park KS – CG2023039R
Sean Reilly, Houston TX – CG2023040R
Aubrey Williams, Austin TX – CG2023041R
Ralph DeBee III, Dallas TX – CG2023042R

Appraisal Management Companies

None

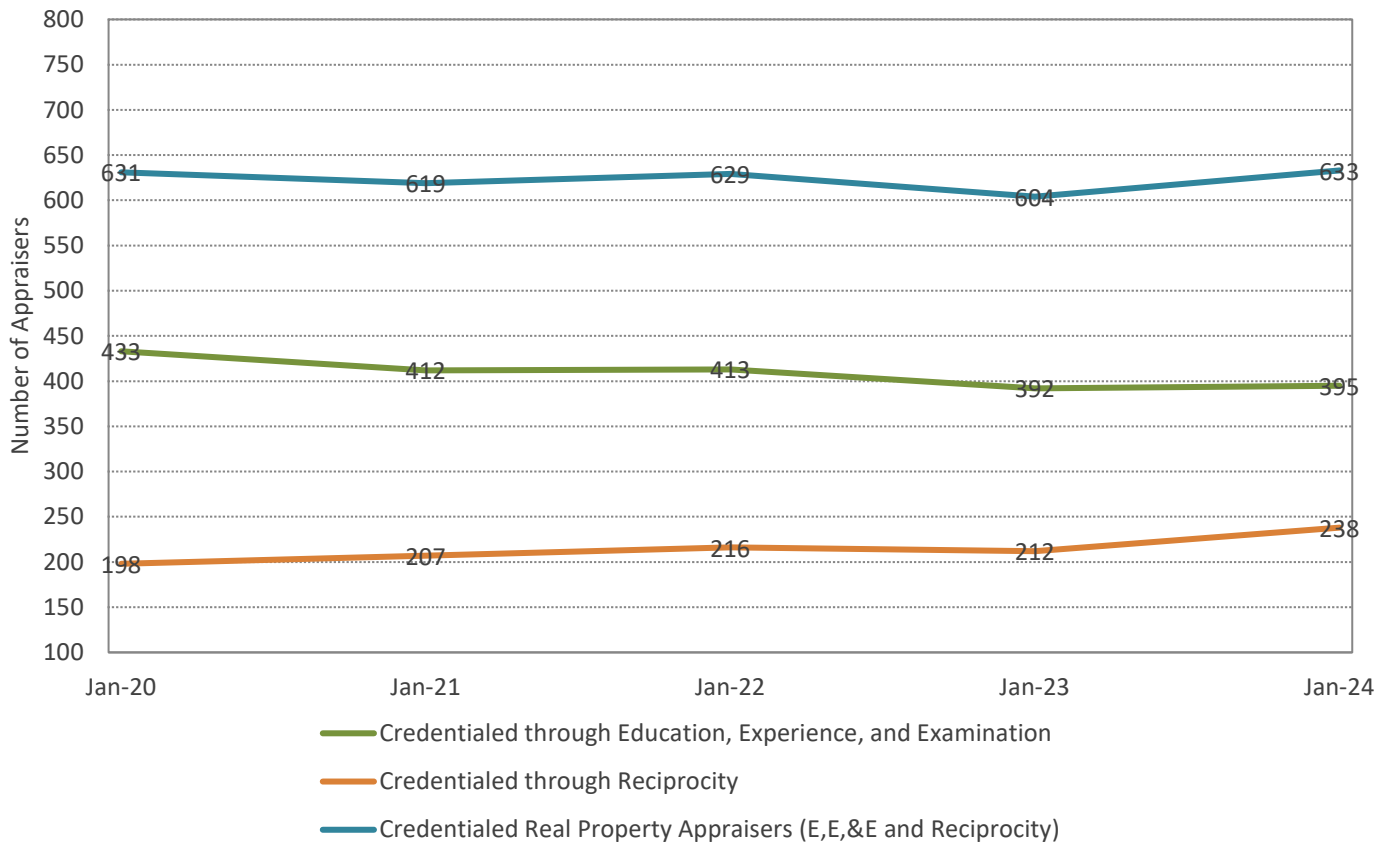
Real Property Appraiser and AMC Numbers and Trends as of January 1, 2024

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, 2024. There are currently 633 licensed residential, certified residential, and certified general real property appraisers in Nebraska, and 83 credentialed trainee real property appraisers. In addition, there are currently 75 appraisal management companies registered in Nebraska.

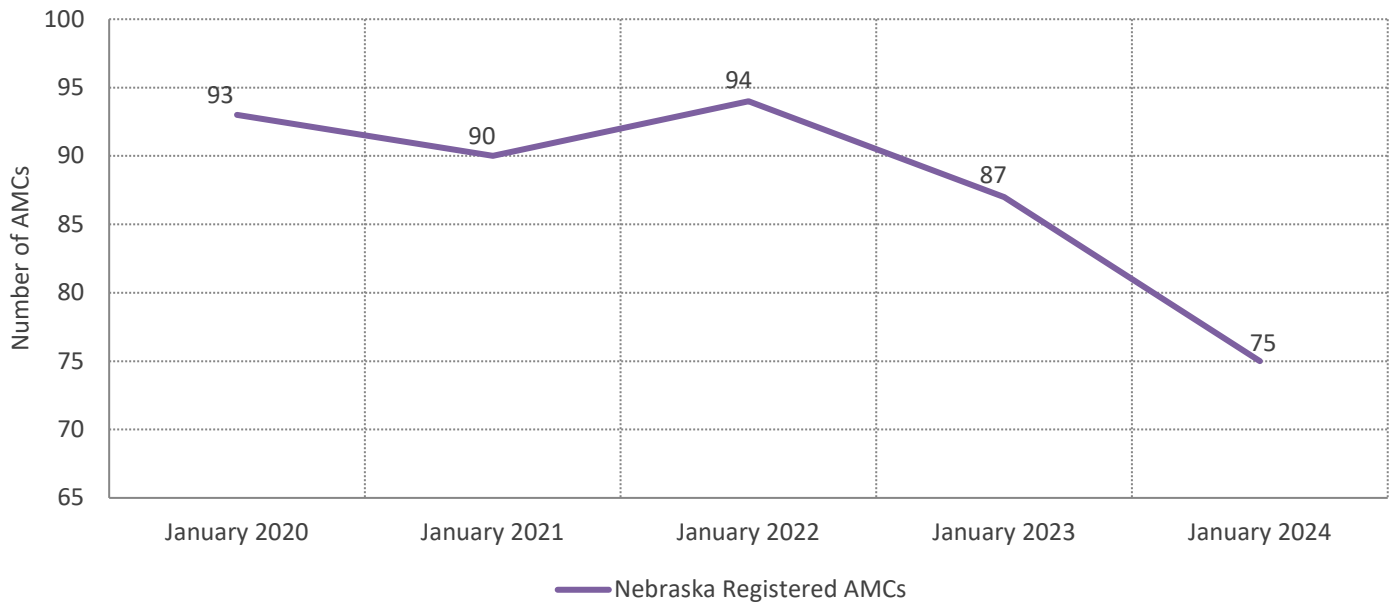


Real Property Appraiser and AMC Numbers and Trends as of January 1, 2024 (Continued)

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



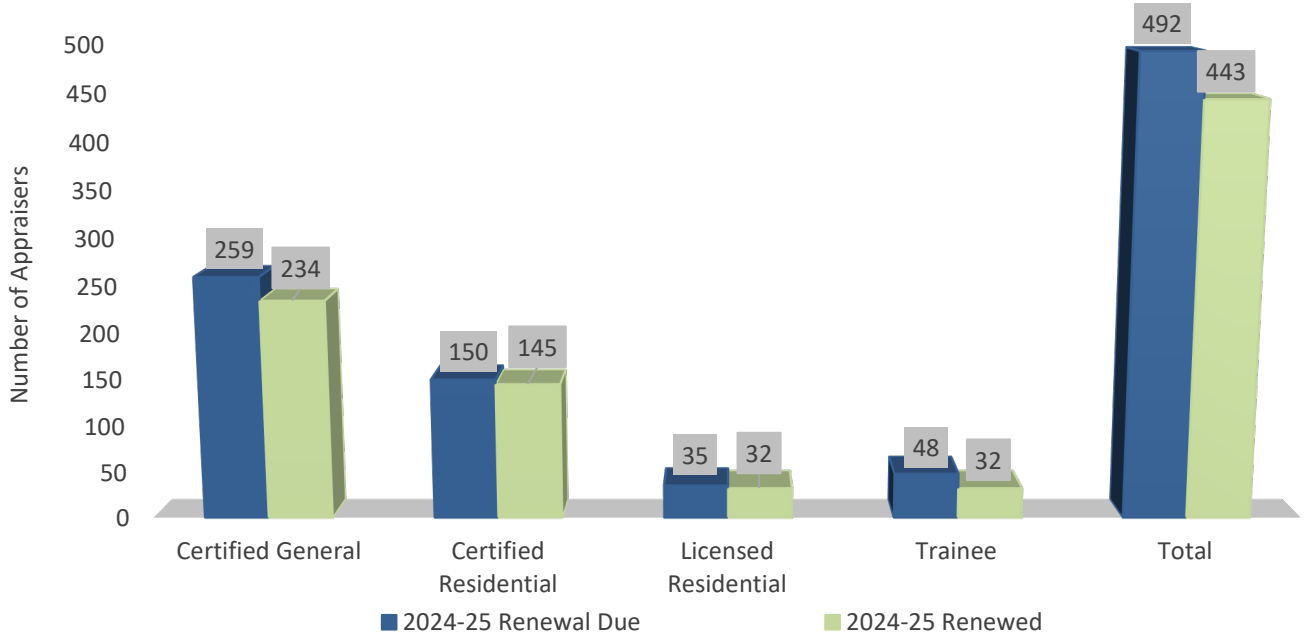
Appraisal Management Companies - Five Year Trend



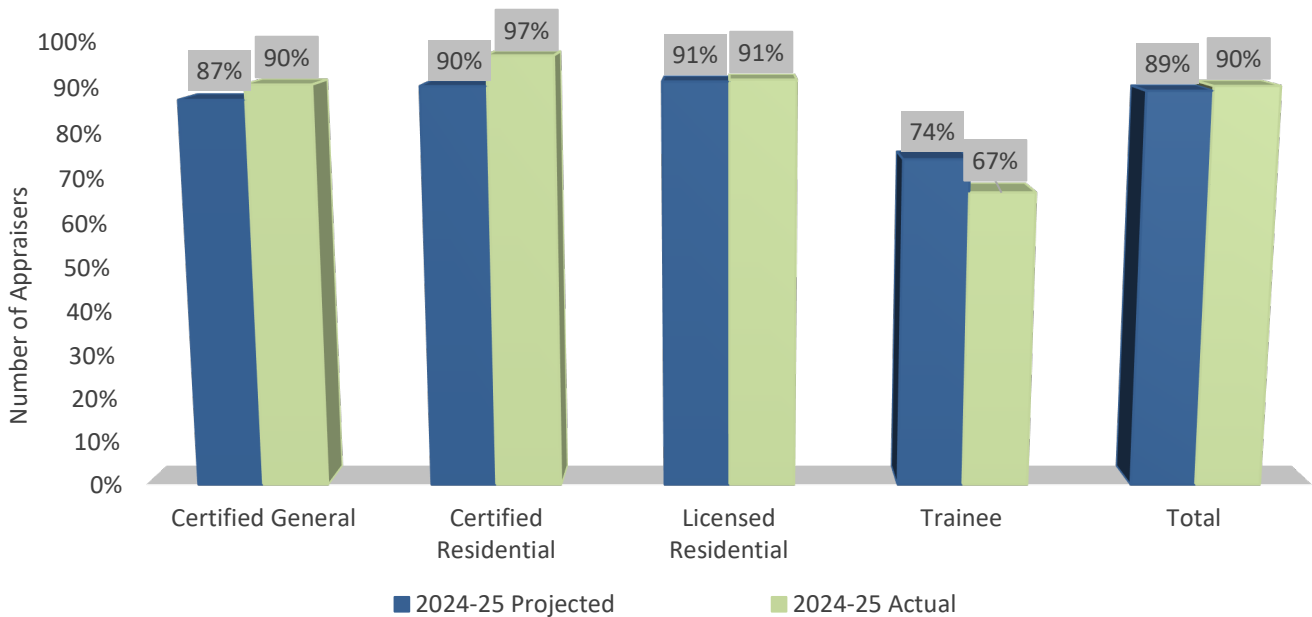
Real Property Appraiser Renewal Counts and Percentages as of January 2024

The charts below outline the real property appraiser renewal counts and percentages as of January 2024. There were 492 trainee, licensed residential, certified residential, and certified general real property appraiser renewals due, and 443 credentials were renewed.

2024-25 REAL PROPERTY APPRAISER RENEWAL PROGRESS REPORT - JANUARY 2024

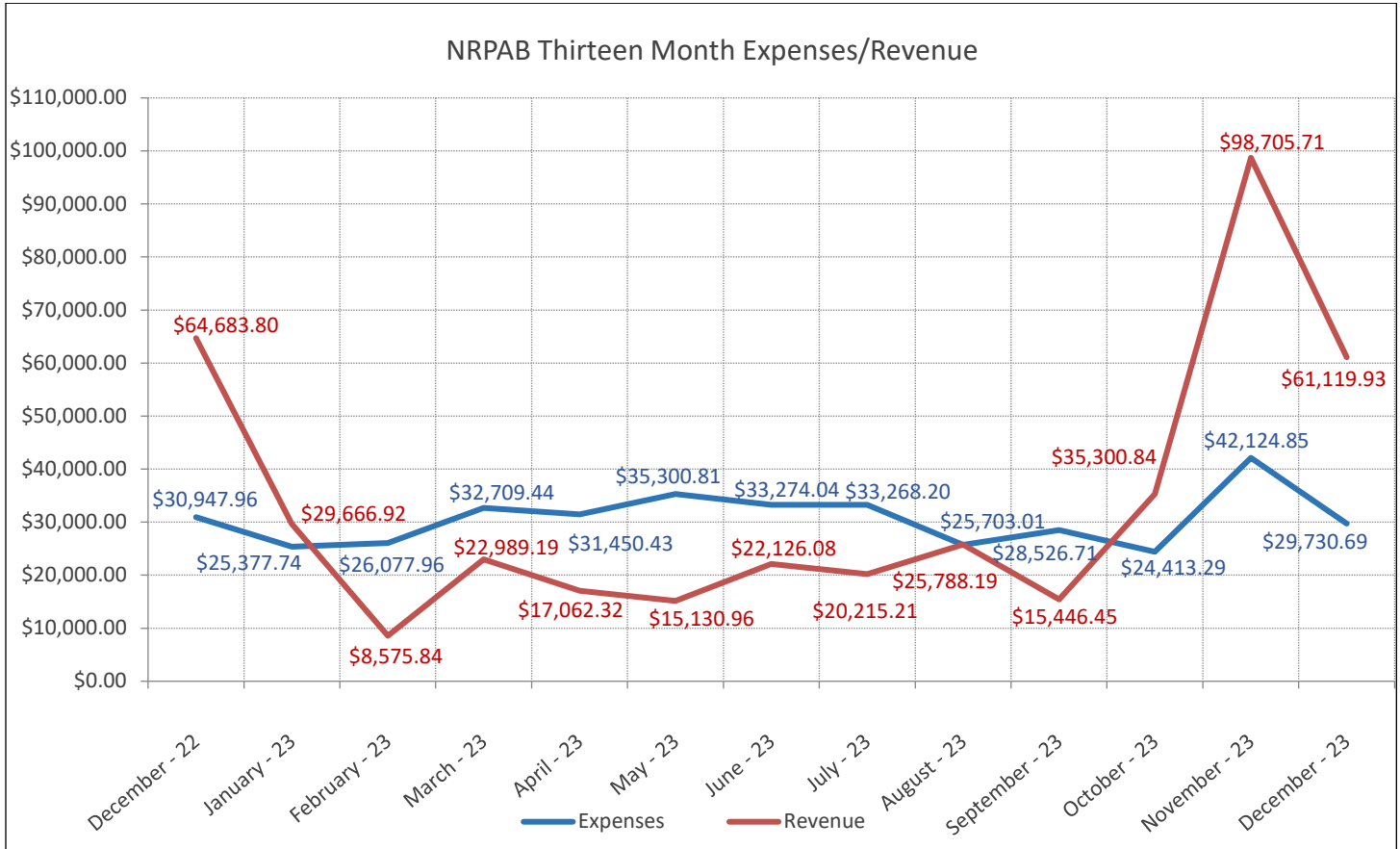


2024-25 PERCENTAGE PROJECTIONS/ACTUALS RENEWAL PROGRESS REPORT - JANUARY 2024



NRPAB Financial Snapshot as of December 31, 2023

For the Real Property Appraiser Program, which includes both the appraiser fund and the AMC fund, a total of \$183,766.75 in expenditures and \$256,576.33 in revenues were recorded as of December 31, 2023. Actual expenses registered at 42.40 percent of the budgeted expenditures for the fiscal year; 50.41 percent of the fiscal year has passed.



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.