



THE NEBRASKA APPRAISER

News from the Nebraska Real Property Appraiser Board

Winter 2026

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.

New Year, New Opportunities

Each new year brings change to the Board, and with that, opportunity and a fresh perspective. In January, the Board elected new officers for 2026; congratulations to Kevin Hermesen and Rod Johnson. The Board also welcomed Lori Johnson, who was appointed by Governor Pillen as the Board's First Congressional District Representative in December. Board Member Johnson jumped right in and is already making a positive contribution. The Board begins 2026 at full strength and is ready to go to work. The 109th Legislature is now back in session, and the Board is following many bills of interest as the session progresses. LB1072 introduced on January 15th would transfer another \$100,000.00 from the Board's AMC Fund to the State's General Fund after transferring \$250,000.00 from the Appraiser Fund and AMC Fund last year. The Board hopes to get this amount reduced as much as possible. As always, the Board is here for you, so please feel free to contact me by phone or email with any questions or comments. I hope that you enjoy this edition of The Nebraska Appraiser.

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- Real Property Appraiser Credential Renewal Report as of January 1, 2026

Financial Snapshot:

- December 31, 2025 Financial Report

Upcoming NRPAB Meetings:

- ◆ March 19, 2026 @ NRPAB Office (Conference Room)
- ◆ April 16, 2026 @ NRPAB Office (Conference Room)
- ◆ May 21, 2026 @ 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 Kevin Hermsen, who was elected as the Board's chairperson for 2026, and to Rodney Johnson, who was elected as the Board's vice-chairperson for 2026. Hermsen has served on the Board since 2022 and was the vice-chairperson in 2025. Johnson has been a member of the Board since 2023. Both individuals have displayed the leadership qualities required to keep the Board's momentum going into 2026.
- ◆ 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 "2026 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.
- ◆ Compliance Update
 - * Between the months of October and December, no grievances were filed against any Nebraska-credentialed real property appraisers. During this time, no disciplinary actions were taken by the Board against any appraisers.
 - * Between the months of October and December one grievance was filed against an appraisal management company. During this time, no disciplinary actions were taken by the Board against any appraisal management companies.
- ◆ 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.
- ◆ Congratulations to Karen Loll, who has been with the Board for two years as of October 23rd.



Board Members

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

Vice-Chairperson of the Board
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

Board Member
Adam Batie, Kearney
Certified General Appraiser
3rd District Representative
Term Expires: January 1, 2030

Board Member
Lori Johnson, Lincoln
Certified General Appraiser
1st District Representative
Term Expires: January 1, 2031

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

- ◆ On June 22, 2023, the Appraiser Qualifications Board of The Appraisal Foundation adopted modifications to the Real Property Appraiser Qualification Criteria (“Criteria”) that require all applicants for credentialing as a real property appraiser, and all active real property appraisers, complete valuation bias and fair housing laws and regulations courses. LB992 updated the Nebraska Real Property Appraiser Act to implement the Criteria effective January 1, 2026.

Any application for credentialing as a real property appraiser in Nebraska, whether for an initial credential or an upgrade to a higher classification, must include the eight-hour valuation bias and fair housing laws and regulations qualifying education course after December 31, 2025. The Board will utilize the postmark date to determine if eight hours of valuation bias and fair housing laws and regulations qualifying education is required for the application. All other requirements for approval as qualifying education apply.

Beginning January 1, 2026, the continuing education requirements for all Nebraska real property appraisers are amended to include completion of the valuation bias and fair housing laws and regulations course once every two years. The seven-hour valuation bias and fair housing laws and regulations course is required for any credential holder who has not successfully completed the eight-hour valuation bias and fair housing laws and regulations course required to qualify for a credential as a real property appraiser. The four-hour valuation bias and fair housing laws and regulations course is required for any credential holder who has successfully completed the seven-hour valuation bias and fair housing laws and regulations course or the qualifying education eight-hour valuation bias and fair housing laws and regulations course. If you hold an active credential on January 1, 2026, you must successfully complete the eight-hour valuation bias and fair housing laws and regulations course or the seven-hour valuation bias and fair housing laws and regulations course on or before December 31, 2027. All other requirements for continuing education approval apply.

If you have any questions about the valuation bias and fair housing laws and regulations courses, please contact Education Program Manager, Kashinda Sims by phone at 402-471-9022 or by email at nrpab.education@nebraska.gov.

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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: Lori Johnson Appointed as First Congressional District Certified Real Property Appraiser Representative on the Board

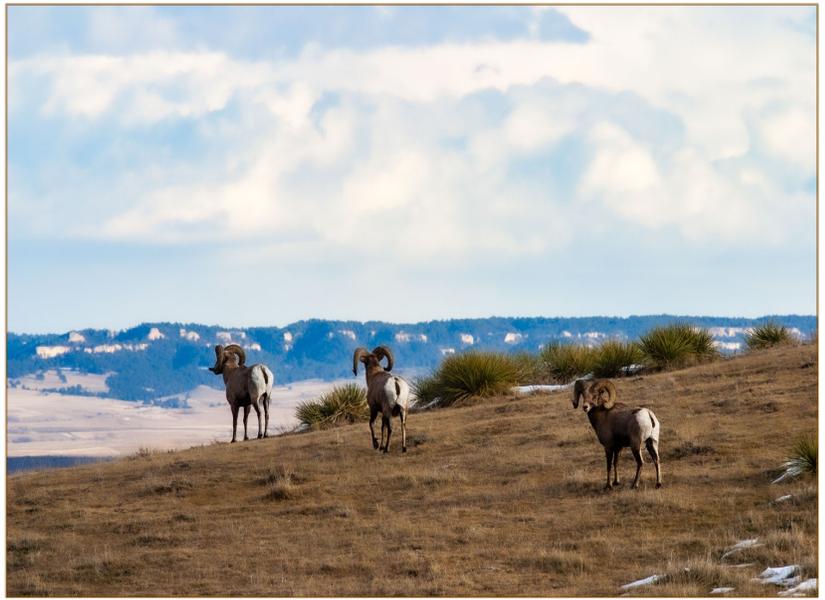
Governor Jim Pillen appointed Nebraska Certified General Real Property Appraiser Lori Johnson to the Nebraska Real Property Appraiser Board as the First Congressional District Certified Real Property Appraiser Representative on December 15, 2025. Newly appointed Board Member Johnson was sworn in by Chief Deputy Secretary of State Colleen Byelick on January 15, 2026.

Johnson has been a Certified General Real Property Appraiser since 2007 and is a shareholder and senior staff appraiser with Great Plains Appraisal in Lincoln, Nebraska. Johnson has extensive experience appraising commercial, industrial, and special-purpose properties throughout Nebraska and Iowa, and has an expertise in skilled nursing, memory care, assisted living, and independent living facilities. Johnson has also been a member of the Nebraska Chapter of the Appraisal Institute since 2009 and is currently the appointed appraiser from the private sector on the State of Nebraska Rent-Restricted Housing Projects Valuation Committee.

Johnson, who graduated from Neligh-Oakdale High School in Neligh, Nebraska, earned an associate's degree from Southeast Community College in Lincoln, Nebraska, and a bachelor's degree in Business Management from Doane University in Lincoln, Nebraska.

Johnson, her husband Aaron, and their two children, Brady and Emma, reside in Lincoln, Nebraska.

Johnson's term on the Board will run through December 31, 2030. If you would like to offer your congratulations to Lori Johnson, please email Director Kohtz at tyler.kohtz@nebraska.gov with your comments.



Bighorn Sheep rams with buttes in background at Fort Robinson State Park in Dawes County. Photo credit: Nebraskaland Magazine/Nebraska Game and Parks Commission.

"I'm honored to serve on the Board and grateful for the opportunity to support our profession. It's a meaningful opportunity to give back to the industry that has shaped my career."

– Lori Johnson

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 2025.

Certified General Real Property Appraisers

Heyde, Brock, Overland Park, KS – CG2025025R
Garlock, John, Omaha, Ne – CG2025026R
Hall, William, Pasadena, CA – CG2025027R
Reed, Krista, Houston TX – CG2024026R
DeLeon, Ryan, Menasha, WI – CG2025028R
Wethington, Jeremiah, Abilene, TX – CG2025029R
Anderson, Joshua, Fairbury, NE – CG2025030R
Judeh, Jumana, Dearborn, MI – CG2025031R
Hummel, Matthew, Kansas City, MO – CG2025032R
Malcom, Michelle, Lincoln, NE – CG2025033
Cacan, Goncagul, Omaha, NE – CG2025034

Certified Residential Real Property Appraisers

Styskal, Jill, Lincoln, NE – CR2024010
Allen, David, New Bern, NC – CR2024011R
Bruna, John, Beatrice, NE – CR2024012
Coder, Patrick, Omaha, NE – CR2024013

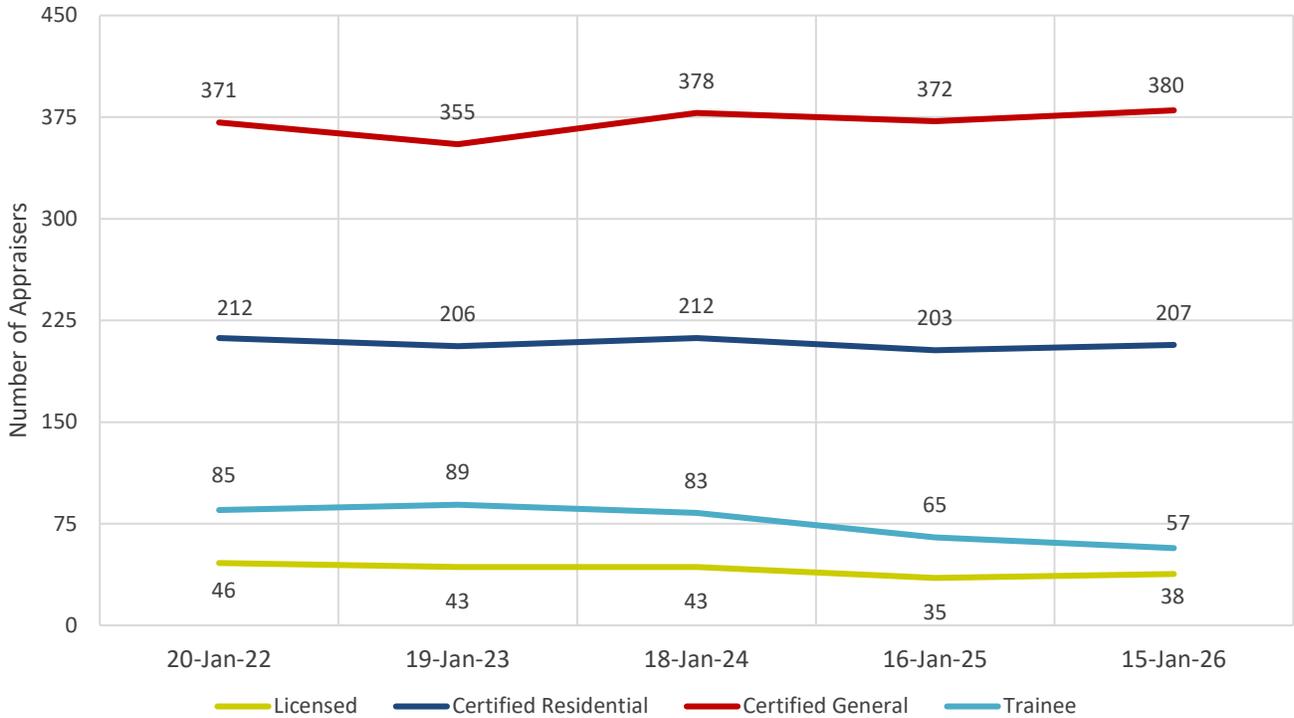
Appraisal Management Companies

Appraisers First, Inc., Bloomfield, NJ – NE2025003
Tamarisk Appraisals LLC., New York, NY – NE2025004
Atlas VMS, Inc., Miami, FL – NE2025005

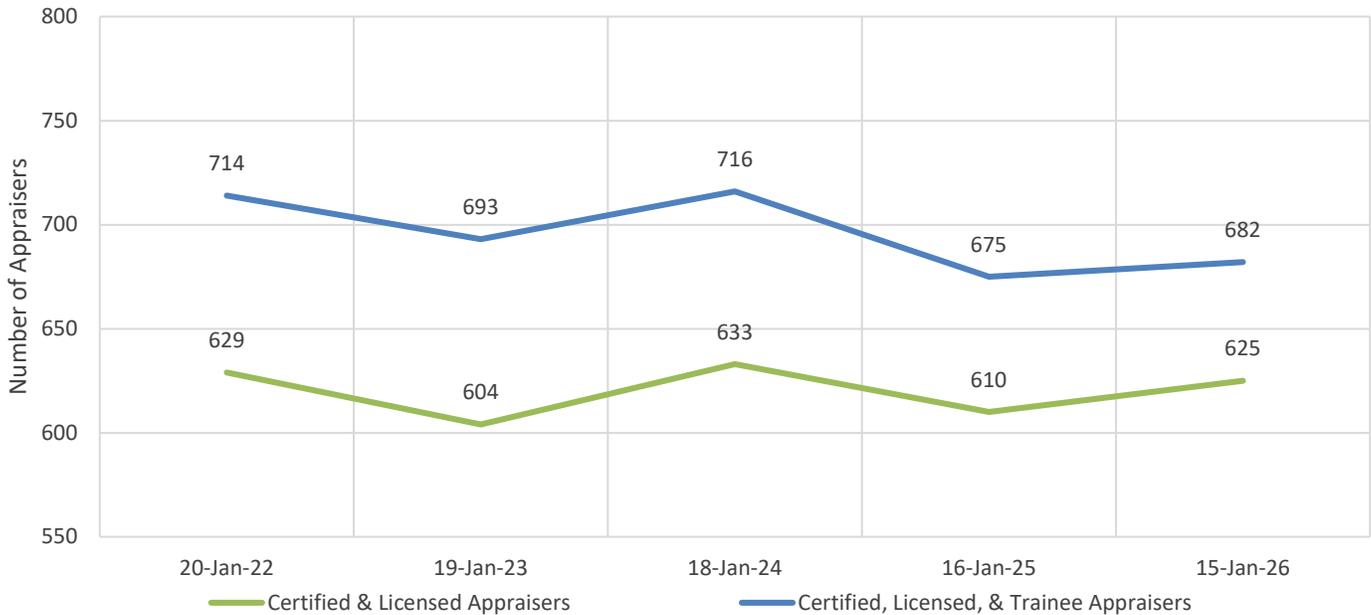
Real Property Appraiser and AMC Numbers and Trends as of January 1, 2026

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, 2026. There are currently 625 licensed residential, certified residential, and certified general real property appraisers in Nebraska, and 57 credentialed trainee real property appraisers. In addition, there are currently 73 appraisal management companies registered in Nebraska.

Total Real Property Appraisers by Classification - Five Year Trend

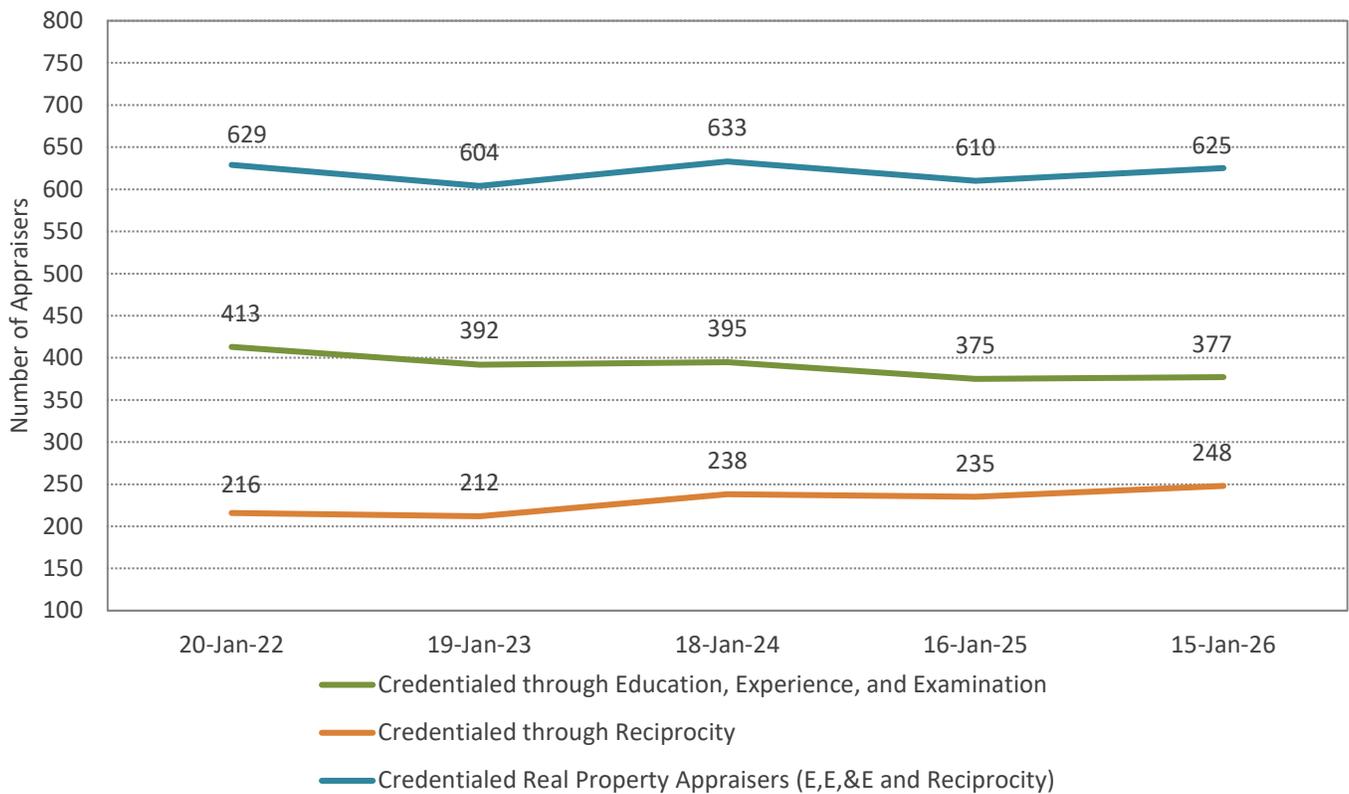


Total Real Property Appraisers - Five Year Trend

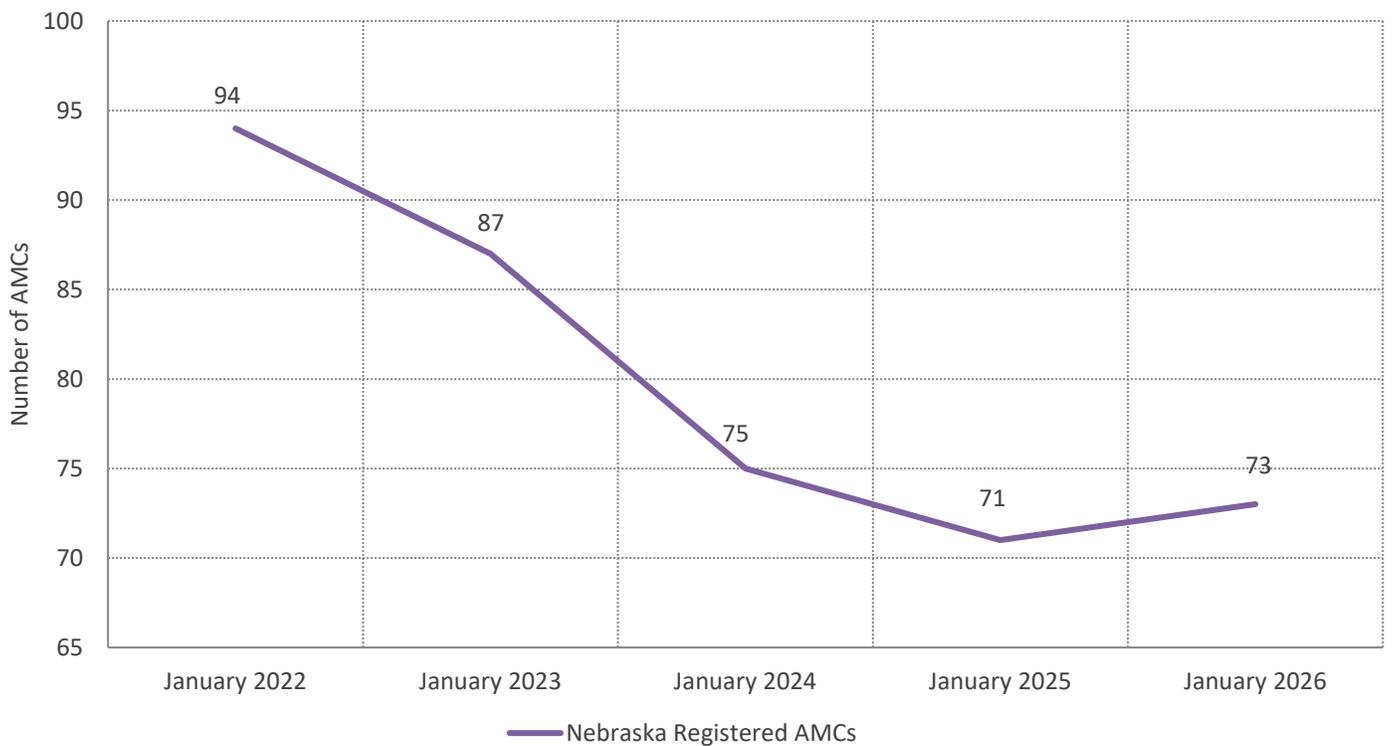


Real Property Appraiser and AMC Numbers and Trends as of January 1, 2026 (Continued)

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



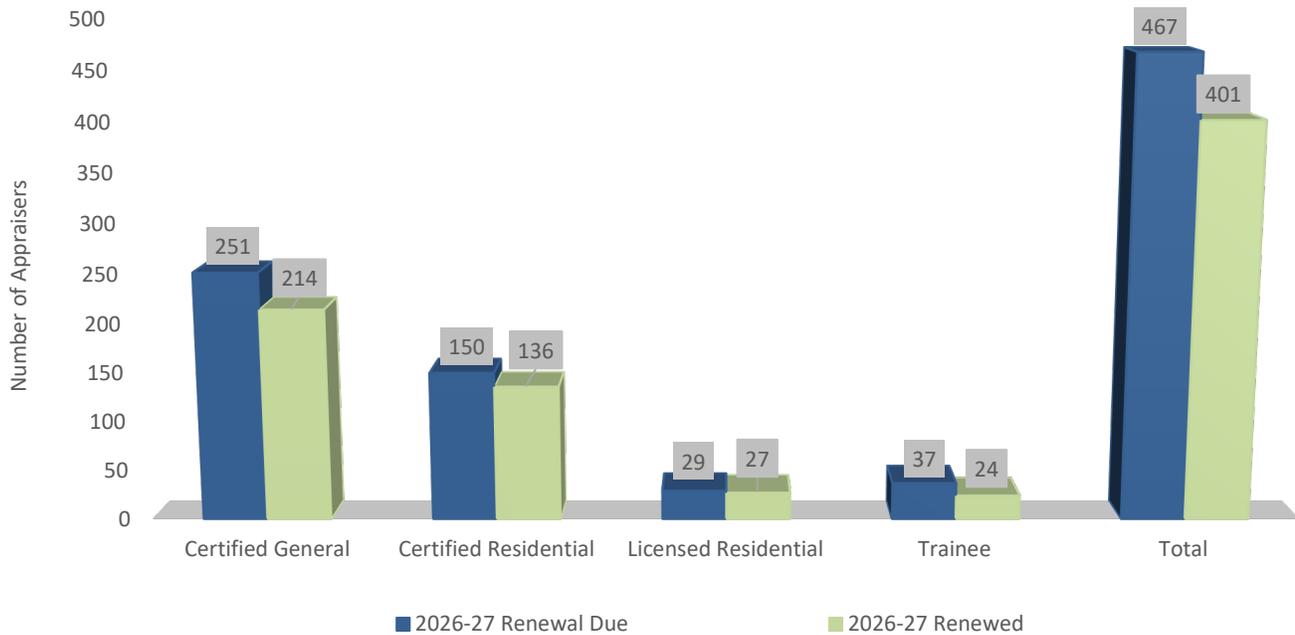
Appraisal Management Companies - Five Year Trend



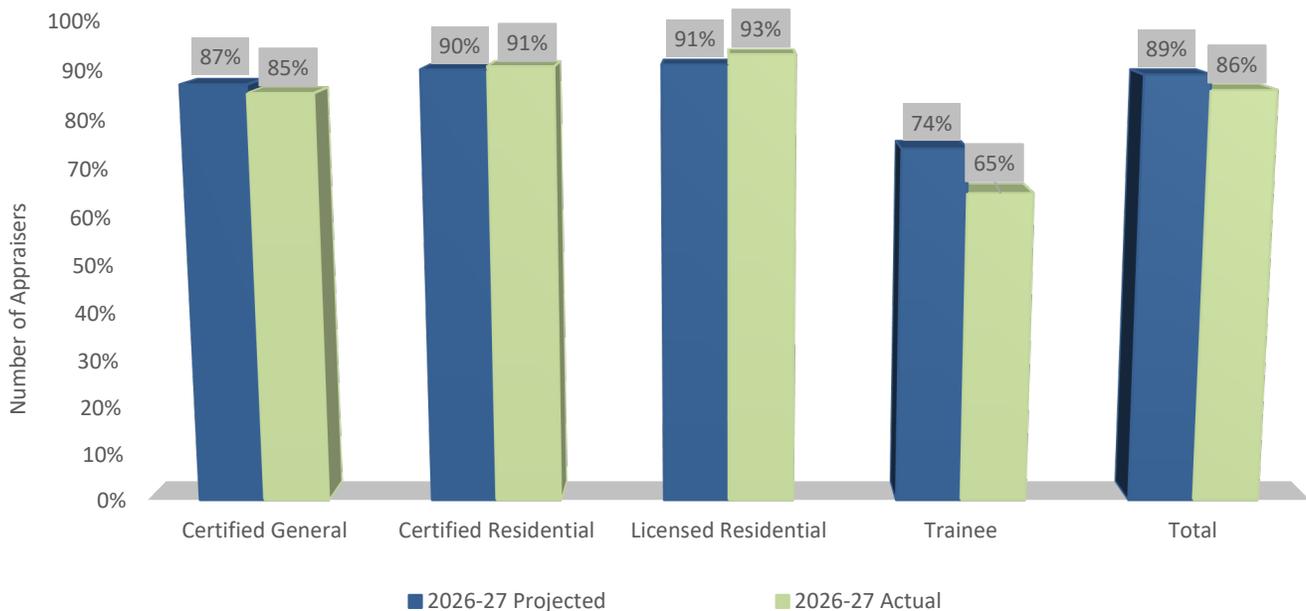
Real Property Appraiser Renewal Counts and Percentages as of January 2026

The charts below outline the real property appraiser renewal counts and percentages as of January 2026. There were 467 trainee, licensed residential, certified residential, and certified general real property appraiser renewals due, and 401 credentials were renewed.

2026-27 REAL PROPERTY APPRAISER RENEWAL PROGRESS REPORT - JANUARY 2026

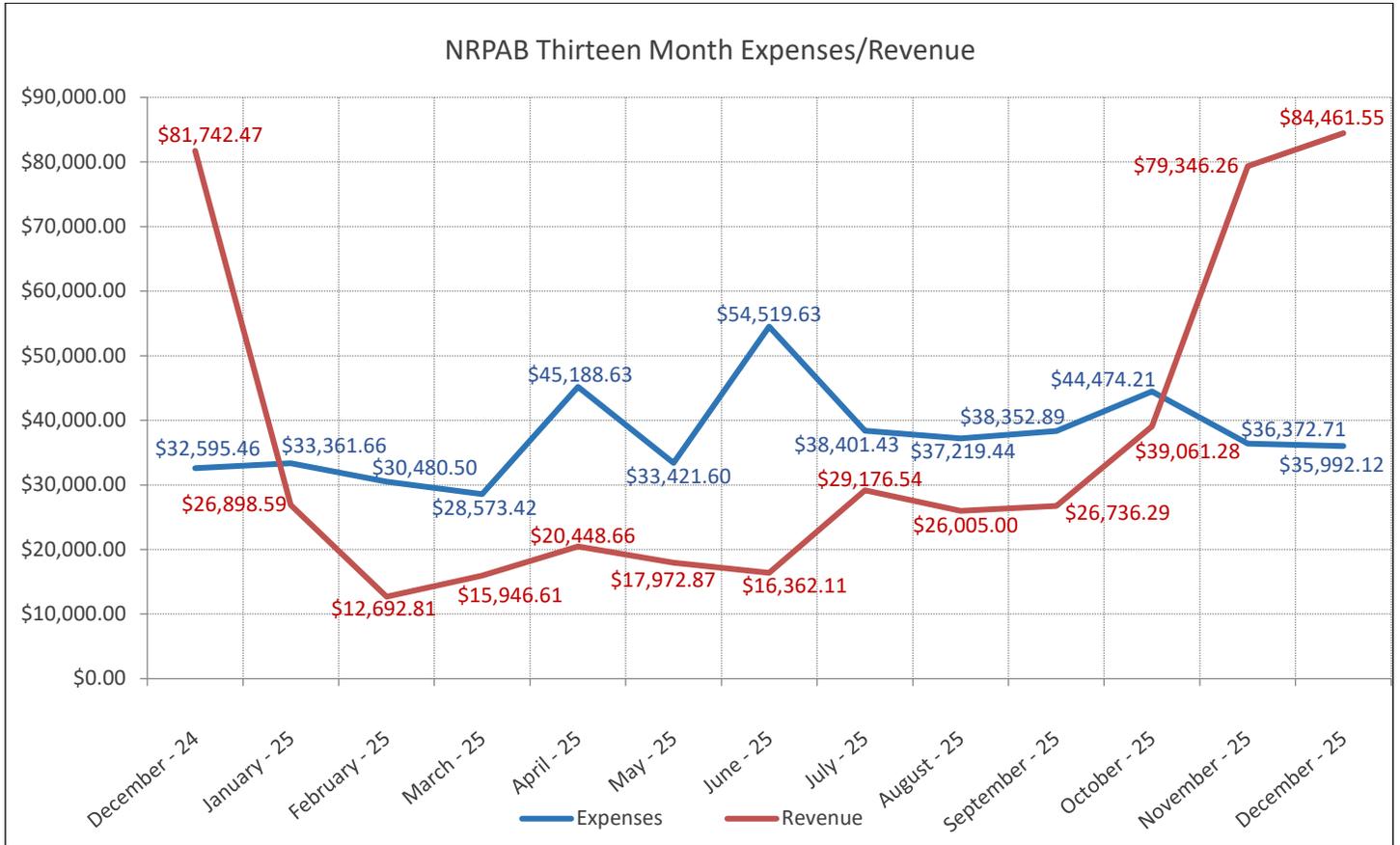


2026-27 PERCENTAGE PROJECTIONS/ACTUALS RENEWAL PROGRESS REPORT - JANUARY 2026



NRPAB Financial Snapshot as of December 31, 2025

For the Real Property Appraiser Program, which includes both the appraiser fund and the AMC fund, a total of \$230,812.80 in expenditures and \$284,786.92 in revenues were recorded as of December 31, 2025. Actual expenses registered at 45.63 percent of the budgeted expenditures for the fiscal year; 50.41 percent of the fiscal year has passed.



← ↻ 🔒 <https://appraiser.ne.gov>

Official Nebraska Government Website

Nebraska Real Property Appraiser Board

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 [Supervisory Appraiser Contact List](#) |
 [Nebraska Registered AMCs](#)

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 2024-25 Renewal Period:
[2024-25 Real Property Appraiser Continuing Education Requirements \(pdf\)](#)
[2024-25 Renewal Questions & Answers \(pdf\)](#)

Appraiser Login

- [AMC Registration](#)
- [Appraiser Credentials](#)
- [Board Meetings](#)
- [Education](#)
- [Enforcement](#)
- [Laws, Rules, and Regulations, and Guidance Documents](#)
- [Public Information](#)
- [Request Firms](#)
- [USPAP Review Report Forms](#)
- [2024 Nebraska Legislation of NRPAB Interest](#)
- [2024-25 Renewal Applications](#)

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.