THE NEBRASKA APPRAISER

News from the Nebraska Real Property Appraiser Board | Spring 2021

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.

Spring is in the Air!

Every year the vibrant spring colors turn to green, the temperatures warm, and we rediscover our appreciation of the outdoors. This year, the spring air also brought a sense of optimism with it. This week, the Board held its first strategic planning meeting in two years. During this meeting, the Board began work on the work on the 2021-22 budget and its priorities for the next fiscal year. The Board also welcomed Cody Gerdes, its new First Congressional District Certified Real Property Appraiser Representative, to his first in-person meeting. Finally, the Board has re-established its monthly meeting routine. You can learn more about Board Member Gerdes as he is "In the Spotlight," and much more, in this edition of The Nebraska Appraiser. As always, the Board is here for you, so feel free to call or email with any questions or comments.

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Upcoming NRPAB Meetings:

- July 15, 2021 @ NRPAB Office (Conference Room)
- August 19, 2021 @ NRPAB Office (Conference Room)
- September 16, 2021 @ NRPAB Office (Conference Room)

* These meeting dates are all tentative. Please check the Board's Facebook page for information as these dates approach. The start time for each meeting can be found on the agenda posted to the Board's website at least 48 hours prior to the start of the meeting.

Changes to the Nebraska Real Property Appraiser Act Approved by the Nebraska State Legislature (LB23)

By Tyler N. Kohtz, Director

LB23 was introduced by Senator Williams on January 7, 2021 to update the Nebraska Real Property Appraiser Act to implement the Real Property Appraiser Qualifications Criteria adopted by The Appraisal Foundation's Appraiser Qualifications Board, effective on January 1, 2020 and May 15, 2020; and to maintain compliance with Title XI and the Policy Statements of the Appraisal Subcommittee of the Federal Financial Institutions Examination Council. LB23 was passed by the Nebraska State Legislature on March 11, 2021, and signed into law by Governor Ricketts on March 17, 2021. Specifically, LB23:

- Updates "2020" to "2021" in the definition of "Financial Institutions Reform, Recovery, and Enforcement Act of 1989" and "Uniform Standards of Professional Appraisal Practice;"
- Corrects incorrect language in Neb. Rev. Stat. § 76-2221(1) to clarify that any salaried employee of the federal government, any agency of the state government or a political subdivision which appraises real estate, any insurance company authorized to do business in this state, or any regulated financial institution, who renders an estimate or opinion of value of real estate or any interest in real estate in connection with their employment is exempt from the Act;
- Updates Neb. Rev. Stat. §§ 76-2228.01, 76-2230, 76-2231.01, and 76-2232 to allow that an associate's degree or higher in real estate from an accredited awarding college or university that has had all or part of its curriculum approved by the Appraiser Qualifications Board of The Appraisal Foundation as required core curriculum, or the equivalent as determined by the AQB, be used in place of class hours in real property appraiser qualifying education conducted by education providers;
- Modifies Neb. Rev. Stat. § 76-2228.02(3) to implement the 2020 Criteria change clarifying that any action taken by an appraiser regulatory agency involving that jurisdiction's isolated administrative responsibilities, that may or may not affect a real property appraiser's legal eligibility to engage in real property appraisal practice, is not considered disciplinary action for the purpose of supervisory real property appraiser eligibility; and
- Modifies Neb. Rev. Stat. § 76-2230(6) to implement the 2020 Criteria change raising the maximum transaction value for complex residential properties from $250,000 to $400,000 for eligibility to engage in real property appraisal practice in the scope of practice for the licensed residential real property appraiser.

Finally, LB23 also includes minor changes to clean up the language and to address the administration of the act. More details regarding the specifics of these changes can be provided upon request. If you have questions regarding LB23 or the changes to the Nebraska Real Property Appraiser Act, please contact me by email at tyler.kohtz@nebraska.gov, or by phone at 402-471-9015.



Nebraska State Capitol at night

NRPAB Quick Hits:

- The Board has a folder on its website for COVID-19-related documents relevant to the appraiser community, and notice of these documents, along with other important information, is posted to the Board's Facebook page. The Board will continue use of executive authority granted to waive rules pertaining to examinations and applications as a result of Governor Ricketts's 2020 State of Emergency Proclamation made on March 13, 2020.
- The State of Nebraska Legislature's Banking, Commerce, and Insurance Committee completed an Occupational Regulation Review of the Real Property Appraiser Board. The Committee report confirmed that the credentialing requirements for Nebraska real property appraisers in the Real Property Appraiser Act comply with, but do not exceed, the minimum national requirements, and the committee recommends no changes in the Act other than continued timely amendments to maintain compliance with the always changing national requirements. The Committee's audit report can be found on the Legislature's Occupational Board Reform Act webpage.
- A summary of legislative bills of NRPAB interest, 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 "2021 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.

NRPAB Staff

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Website: https://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

General Questions: nrpab.questions@nebraska.gov

NRPAB Quick Hits:

- The Nebraska Real Property Appraiser Board retired no guidance documents, and adopted no 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, there was one grievance filed against one Nebraska credentialed real property appraiser, and the Board dismissed one grievance without prejudice. No disciplinary actions were taken by the Board against any appraisers during this period.
  - 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 .



The Appraisal Foundation

What's new at The Appraisal Foundation?

appraisalfoundation.org

Appraisal Subcommittee
Federal Financial Institutions Examination Council

What's new at the Appraisal Subcommittee?

asc.gov

AARO

What's new at the AARO?

aaro.net

NRPAB
Nebraska Real Property Appraiser Board

Board Members

Chairperson of the Board
Christopher M.A. Mustoe, Omaha
Certified General Appraiser
2nd District Representative
Term Expires: January 1, 2022

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

Board Member
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

In the Spotlight:

Cody Gerdes Appointed to the First Congressional District Certified Real Property Appraiser Position on Board

Governor Pete Ricketts appointed Nebraska Certified General Real Property Appraiser Cody Gerdes to the Nebraska Real Property Appraiser Board as the First Congressional District Certified Real Property Appraiser Representative on February 25, 2021. Newly appointed Board Member Gerdes was sworn in by Chief Deputy Secretary of State Colleen Byelick on April 9, 2021.



Cody Gerdes being sworn in by Chief Deputy Secretary of State Colleen Byelick.

Gerdes, a Certified General Real Property Appraiser since 2003, is a shareholder and senior staff appraiser for Great Plains Appraisal in Lincoln, Nebraska. Gerdes focuses his practice on the appraisal of commercial, industrial, agricultural, and special-purpose properties, along with the appraisal of subdivisions, in and around Lincoln, Nebraska and throughout greater Nebraska.

"It is a pleasure to serve the profession that has meant so much to me over the last eighteen years. We are a small community of professionals, and it is an honor to be a part of the Nebraska Real Property Appraisal Board with other appraisers and professionals across our market. I look forward to serving the board and my fellow appraisers."

– Cody Gerdes

Gerdes, his wife Torrey, and their two children enjoy spending time outdoors.

Gerdes's term on the Board will run through December 31, 2025. If you would like to offer your congratulations to Cody Gerdes, 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 January and March of 2021.

Trainee Real Property Appraisers

Anton Yost, Plattsmouth NE – T2021001
Shane North, Saint Libory NE - T2021002
Megan Ballenger, Omaha NE – T2021003
Joseph Mayhew, Lincoln NE – T2021004
Parker Smith, Council Bluffs IA – T2021005
Philip Kreutzer, Lincoln NE – T2021006
Margaret Peters, Omaha NE – T2021007
Jason Orr, Yankton SD – T2021008
Mallory Baber, Omaha NE – T2021009
Jeana Chancellor, Broken Bow NE – T2021010
Patrick Coder, Omaha NE – T2021011
Chelsea Reigies, North Platte NE – T2021012

Certified Residential Real Property Appraisers

Ashley Clum, Arvada CO – CR2021001R
Christopher Andress, Omaha NE – CR2021002
Ruth Brooks, Omaha NE – CR2021003

Certified General Real Property Appraisers

John Evans, Spokane Valley WA – CG2021001R
Anthony Mustoe, Omaha NE – CG2021002
Brent Mertz, Kansas City MO – CG2021003R
Thomas Horton, Kansas City MO – CG2021004R
Justin Kaminski, Chicago IL – CG2021005R

Appraisal Management Companies

Lender's Valuation Services, Inc. – NE2020007
Bluebird Valuation LLC – NE2020008

The Nebraska Real Property Appraiser Board regrets the passing of the following Real Property Appraisers as reported to the Board:

Robert W. Anderson, Lincoln NE
Paul Crom, Holdrege NE

Free Voluntary Guidance for Appraisers

Looking for guidance on recognized valuation methods and techniques? The Appraisal Foundation has issued *Valuation Advisories*, which are available for free on the Foundation's web site. The following *Valuation Advisories* are currently available:

APB Valuation Advisory #2:
Adjusting Comparable Sales for Seller Concessions

APB Valuation Advisory #3:
Residential Appraising in a Declining Market

APB Valuation Advisory #4:
Identifying Comparable Properties – Revised

APB Valuation Advisory #5:
Identifying Comparable Properties in Automated Valuation Models for Mass Appraisal

APB Valuation Advisory #6:
Valuation of Green and High Performance Property: Background and Core Competency

APB Valuation Advisory #7:
Valuation of Green and High Performance Property: One- to Four-Unit Residential

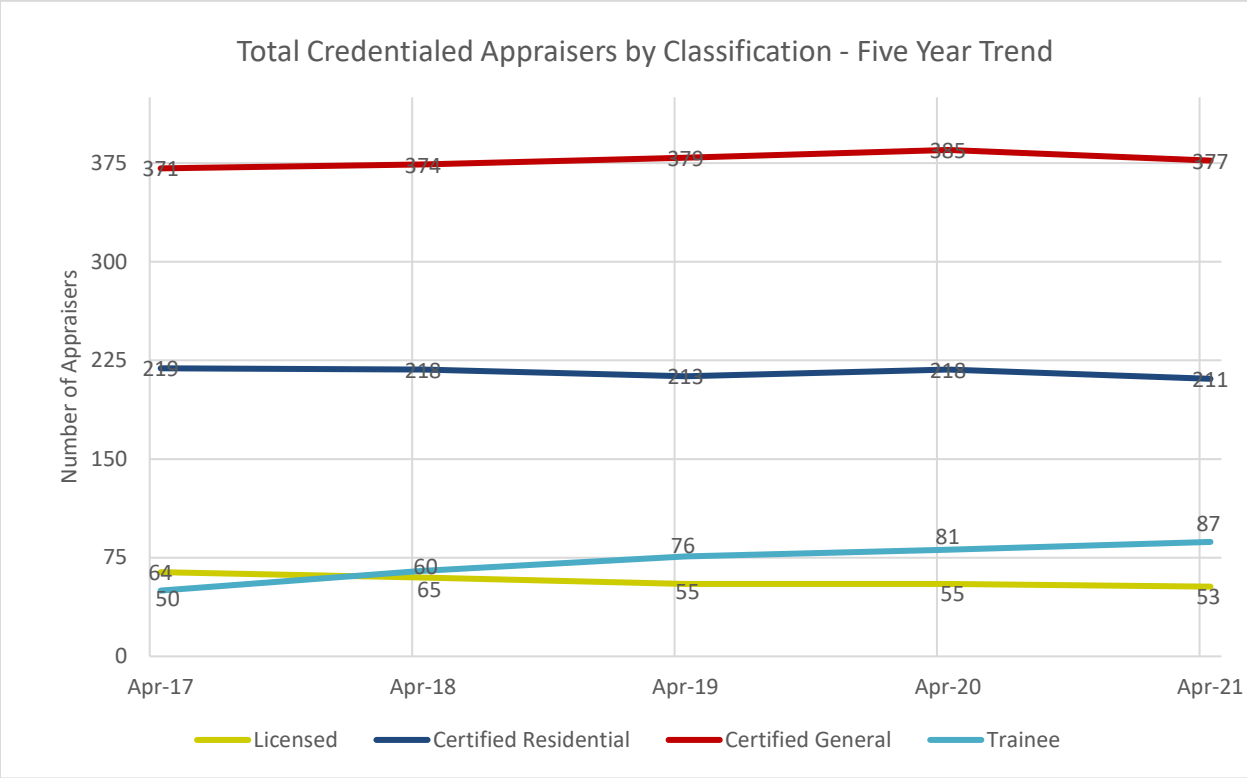
APB Valuation Advisory #8:
Collection and Verification of Residential Data in the Sales Comparison Approach

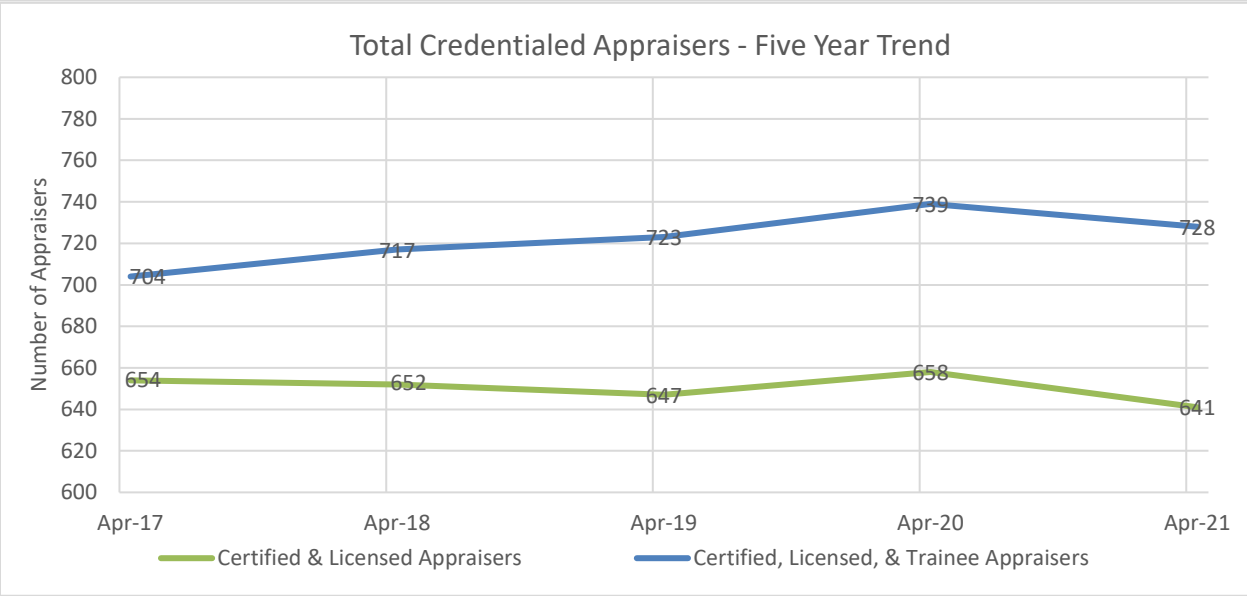
APB Valuation Advisory #9:
Valuation of Green and High-Performance Property: Commercial, Multi-family, and Institutional Properties

To learn more about the APB's *Valuation Advisories* and what advisories are under development, click here.

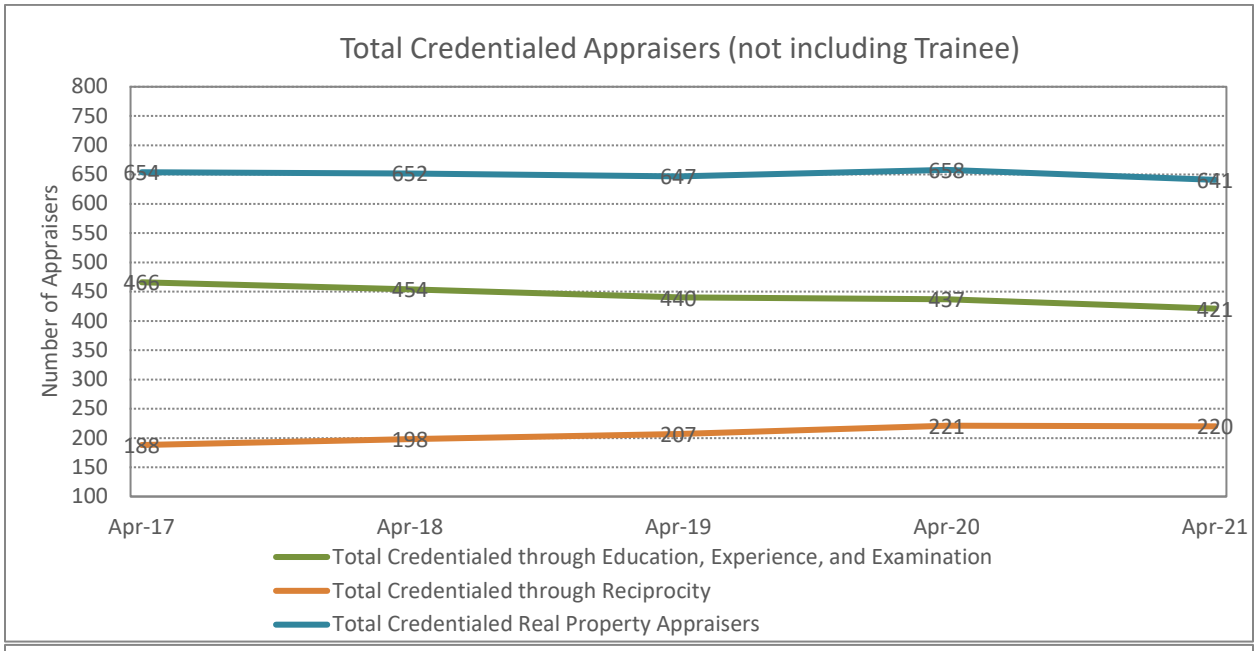
Real Property Appraiser and AMC Numbers and Trends as of April 1, 2021

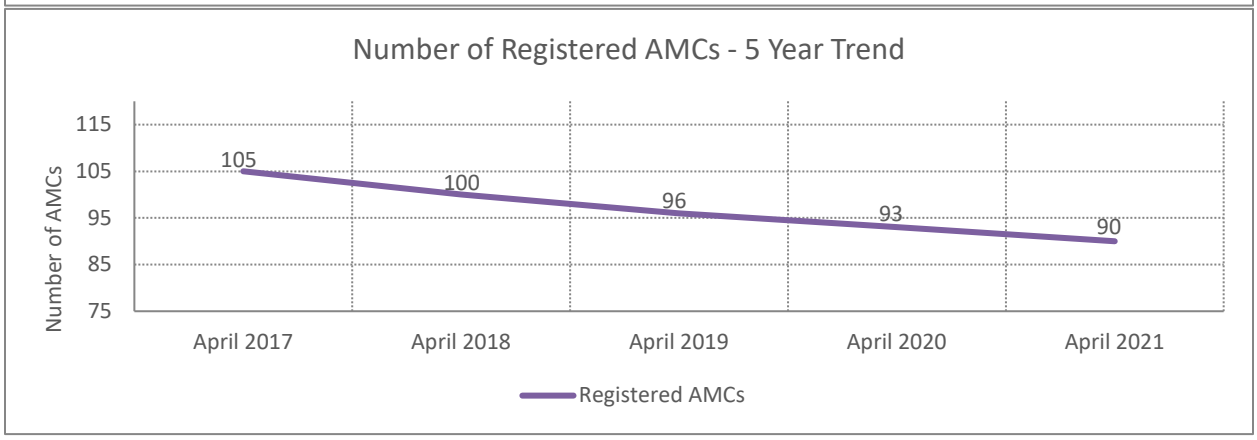
The charts below outline the five-year trend for the number of Nebraska credentialed real property appraisers and Nebraska registered appraisal management companies as of April 1, 2021. There are currently 641 licensed residential, certified residential, and certified general real property appraisers in Nebraska, and 87 credentialed trainee real property appraisers. In addition, there are currently 90 appraisal management companies registered in Nebraska.





Real Property Appraiser and AMC Numbers and Trends as of April 1, 2021 (Continued)





THE APPRAISAL FOUNDATION

Authorized by Congress as the Source of Appraisal Standards and Appraiser Qualifications

New!
The Appraisal Foundation
Q&A Forum

Do you have a question for the Appraiser Qualifications Board or Appraisal Standards Board that is not addressed in the existing Q&As?

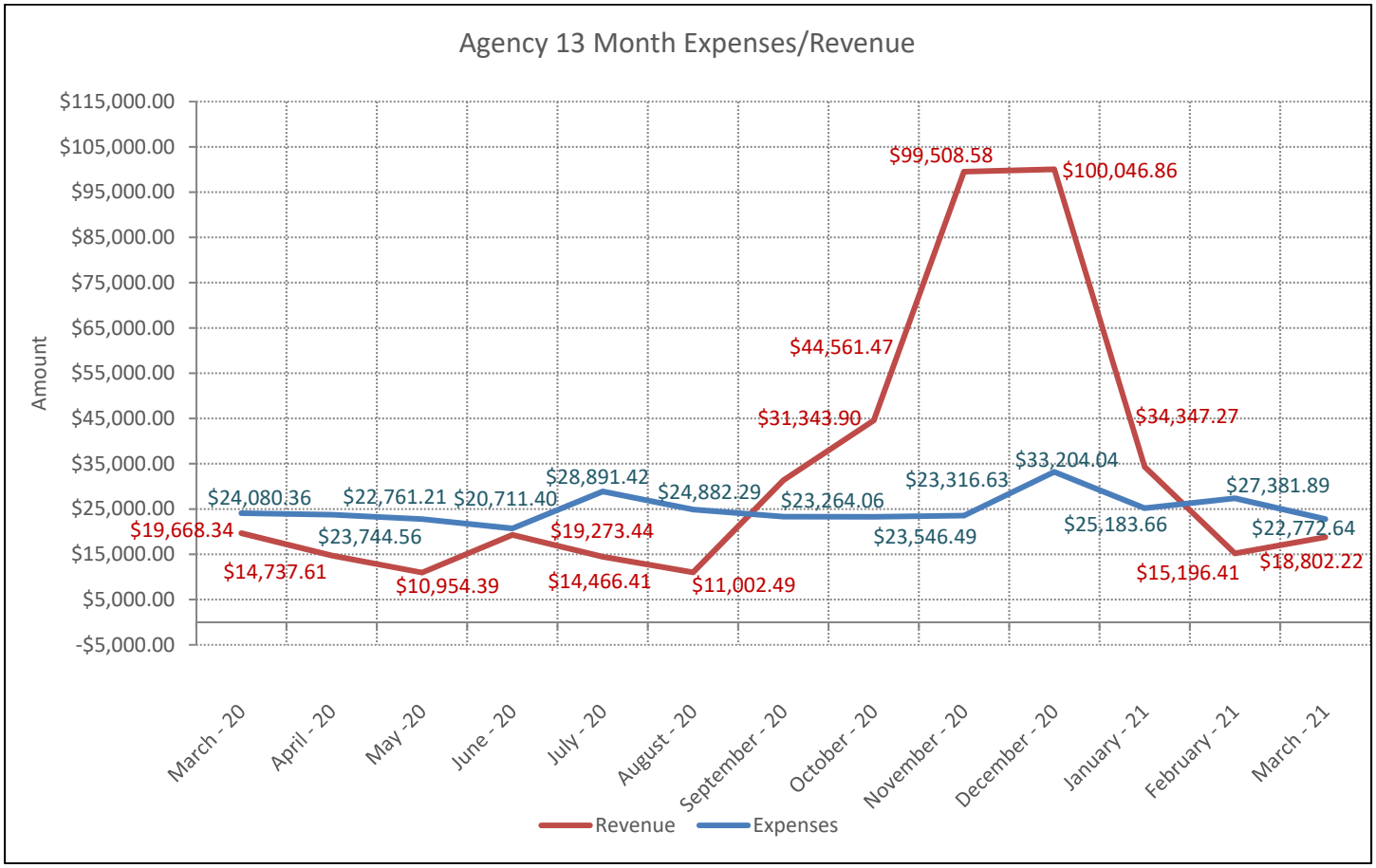
The Appraisal Foundation is pleased to announce a new Q&A Forum that is now available. You can post your questions on appraisal standards or appraiser qualifications and receive a timely answer from Foundation staff.

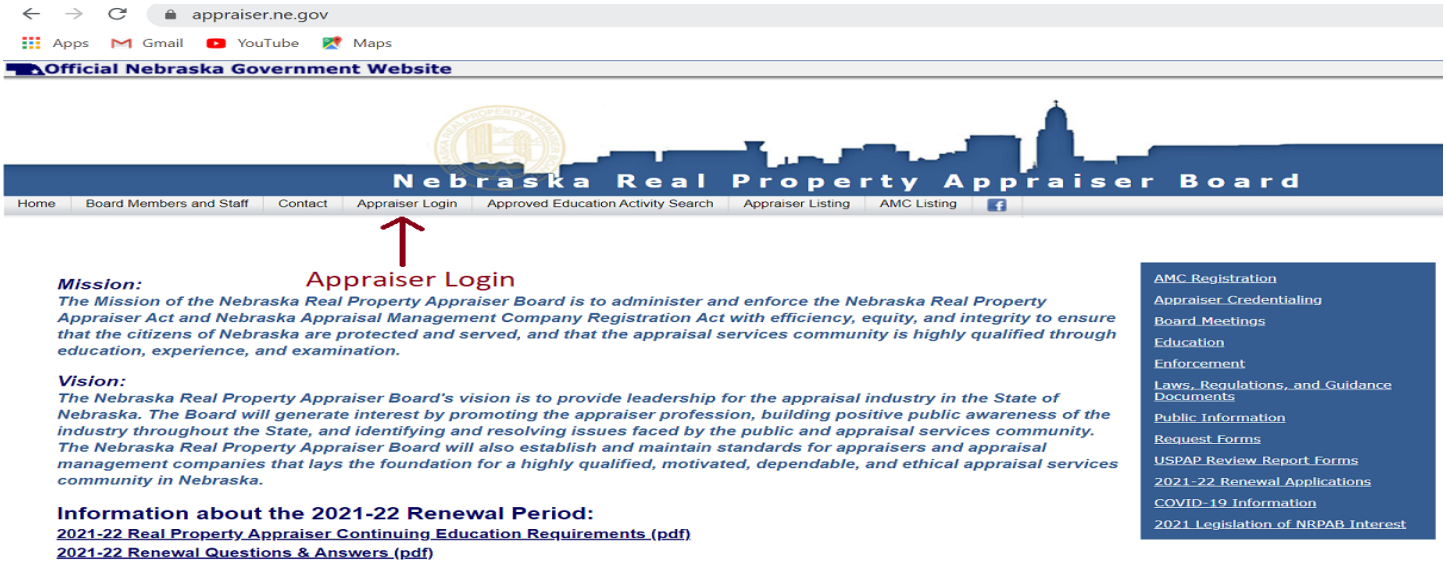
For more information on the Forum and how to register, please visit our Q&A webpage located at https://www.appraisalfoundation.org/imis/TAF/Standards/Q_As/TAF/QAs.aspx.

To access the Forum directly, visit http://www.appraisal.answerbase.com/.

NRPAB Financial Snapshot as of March 31, 2021

For the Real Property Appraiser Program, which includes both the appraiser fund and the AMC fund, a total of $232,443.12 in expenditures and $369,275.61 in revenues were recorded as of March 31, 2021. Actual expenses registered at 54.14 percent of the budgeted expenditures for the fiscal year; 75.07 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.