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402-471-9015

EXPERIENCE LOG COMPLETION REQUIREMENTS

- Fill out this form in its entirety. Check which boxes appropriately describes the characteristics the report pertains to.
- Experience must be listed in chronological order
- If additional space is needed for an entry, add an additional sheet with the property address and the description of work.
- Each log page must include the applicant signature and supervisory appraiser signature if applicable.
- A separate log shall be maintained by a trainee real property appraiser for each of his/her Board designated supervisory appraisers. It is the responsibility of both the supervisory appraiser and the trainee real property appraiser to ensure the log is accurate, current, and complies with the requirements of the Real Property Appraiser Act and Title 298. When the trainee real property appraiser is under the direct supervision of more than one supervisory appraiser while engaged in real property appraisal activity for a single appraisal assignment, each log shall reflect the specific number of hours and description of work performed in that assignment with each supervisory appraiser.
- This form, if altered or incomplete, will be considered invalid.

ACCEPTABLE EXPERIENCE REQUIREMENTS

1. Appraisal experience obtained within the State of Nebraska, or as a resident of the State of Nebraska, for credentialing as a licensed residential, certified residential, or certified general real property appraiser must be acquired as a trainee real property appraiser, registered real property appraiser, licensed residential real property appraiser, or certified residential real property appraiser.
2. At the Board's discretion, up to 50% of appraisal experience obtained in another jurisdiction for credentialing as a licensed residential, certified residential, or certified general real property appraiser while the applicant was not a resident of Nebraska, and not credentialed as a Nebraska trainee real property appraiser, may be accepted by the Board if the experience meets all applicable Nebraska laws, and is compliant with the laws of the jurisdiction in which the experience was obtained.
3. An applicant's hours of experience submitted to the Board for review and determination of acceptability by the Board shall be completed in compliance with the Uniform Standards of Professional Appraisal Practice.
4. An applicant must provide significant real property appraisal assistance for experience credit to be awarded by the Board. An applicant may apply his or her signature, along with the supervisory appraiser's signature if applicable, to the appraisal certification; or the applicant must be given attribution in the appraisal, which shall include a description of the applicant's assistance.

5. Experience hours obtained in any manner considered to be exempt from the Real Property Appraiser Act per NEB.REV.STAT. § 76-2221 shall not be credited to the applicant, unless the applicant and/or supervisory appraiser verify that said experience is compliant with the Uniform Standards of Professional Appraisal Practice.
6. There need not be a client in a traditional sense (i.e. a client hiring an appraiser for a business purpose) in order for an appraisal to qualify for experience, but experience gained for work without a traditional client cannot exceed 50% of the total experience requirement.
7. Appraisal experience submitted to the Board for review and determination of acceptability by the Board may include no more than an aggregate maximum of 25% of the total number of experience hours in the following areas or a combination from the following areas:
 - mass appraisal,
 - highest and best use analysis,
 - ad valorem tax appraisal,
 - feasibility analysis or study,
 - appraisal review,
 - practicum courses of study adhering to AQB guidelines,
 - appraisal analysis, and
 - restricted appraisal reports.
8. Experience hours obtained in the areas specified in #7 are considered to be work without a traditional client, and are applied to the 50% experience allocation detailed in #6.

APPRAISAL REPORT SELECTION CRITERIA

The Board will evaluate the appraisal experience submitted on this log to determine if the experience meets the requirements of the Real Property Appraiser Act and Title 298, and will utilize the criteria shown below for each classification:

- To qualify the experience of an applicant for the licensed residential real property appraiser credential, the Board will select at a minimum, three reports related to residential property.
- To qualify the experience of an applicant for the certified residential real property appraiser credential, the Board will select at a minimum, one report related to a two-to-four unit residential property, one report related to a residential property of 0 to 20 years, and one report related to a residential property 20 years or older. Two selected reports must include at least two approaches to value.
- To qualify the experience of an applicant for the certified general real property appraiser credential, the Board will select at a minimum, three reports related to income producing properties. Two selected reports must include all three approaches to value.

I certify that I have read and understand the Acceptable Experience Requirements and Experience Log Requirements as shown above.

Applicant: _____ **Signature:** _____

Credential Number (If applicable): _____ **Date:** _____

Supervisory Appraiser: _____ **Signature:** _____
(If Applicable)

Credential Number (If applicable): _____ **Date:** _____

NEBRASKA REAL PROPERTY APPRAISER BOARD

APPLICANT EXPERIENCE LOG

PROPERTY: R: Residential; C: Commercial; A: Agriculture
REPORT TYPE #: 1: Appraisal Report; 2: Restricted Appraisal Report; 3: Mass Appraisal; 4: Highest & Best Use; 5: Ad Valorem Tax Appraisal; 6: Feasibility Analysis/Study; 7: Appraisal Review; 8: Practicum Courses; 9: Appraisal Analysis

DATE APPRAISAL REPORT SIGNED	NAME OF CLIENT AND PROPERTY IDENTIFICATION (Legal Description or Address)	DESCRIPTION OF APPLICANT'S WORK PERFORMED	SCOPE OF SUPERVISORY APPRAISER'S REVIEW (If Applicable)	PROPERTY: R, C, A	IF RESIDENTIAL			APPROACHES			USPAP COMPLIANT	TRADITIONAL CLIENT	REPORT TYPE #	APPLICANT HOURS	SUPERVISOR HOURS
					<20 YEARS	>20 YEARS	2-4 FAMILY	SALES	COST	INCOME					
			Property Inspected <input type="checkbox"/> YES <input type="checkbox"/> NO												
			Property Inspected <input type="checkbox"/> YES <input type="checkbox"/> NO												
			Property Inspected <input type="checkbox"/> YES <input type="checkbox"/> NO												
			Property Inspected <input type="checkbox"/> YES <input type="checkbox"/> NO												
			Property Inspected <input type="checkbox"/> YES <input type="checkbox"/> NO												
			Property Inspected <input type="checkbox"/> YES <input type="checkbox"/> NO												

APPLICANT NAME:
 CREDENTIAL NUMBER:
 SUPERVISORY APPRAISER NAME (if applicable):
 CREDENTIAL NUMBER (if applicable):

SIGNATURE:
 DATE:
 SIGNATURE (if applicable):
 DATE (if applicable):

TOTAL
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