

**NOTICE OF PUBLIC MEETING**  
**Thursday, November 21, 2013 9:00 a.m.**  
**Conference Room C, Lower Level, Nebraska State Office Building**  
**301 Centennial Mall South, Lincoln, Nebraska**

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**AGENDA**

**A. Opening 9:00 a.m.**

**B. Notice of Meeting (Adopt Agenda)**

*The Nebraska Real Property Appraiser Board will meet in executive session for approval of applicants and enforcement matters. The Board will exit executive session for discussion of public agenda items at 12:00 pm. If needed, the Board will re-enter executive session at the conclusion of the public agenda items discussion to complete approval of applicants and enforcement matters. The Board will not take action on agenda items C, D, and E until executive session is completed.*

**C. Consideration of Applicants**

- 1. Credentialing as Nebraska Real Property Appraiser ..... 1-68
- 2. Registration as an Appraisal Management Company ..... 69-70

**D. Consideration of Disciplinary Actions/ Enforcement Matters ..... 1-188**

**E. Consideration of Other Executive Session Items ..... 1-71**

**F. Welcome and Chair's Remarks (Public Agenda 12:00 pm)**

**G. Board Meeting Minutes**

- 1. Approval of October 10, 2013 Meeting Minutes ..... 1-10

**H. Director's Report**

- 1. Appraiser Count Report ..... 1-3
- 2. Temporary Permit Report ..... 4
- 3. AMC Count Report ..... 5

**I. Financial Report**

- 1. October Budget Status Report ..... 1-3
- 2. October MTD General Ledger Detail ..... 4-10
- 3. Financial Charts ..... 11-13
- 4. State Accounting Pre-Audit Document Review ..... 14

**J. General Public Comments**

**K. Education**

- 1. New Qualifying Education Requests ..... 1
  - A. **Trans-American Institute of Professional Studies, Inc.:**
    - 1. The Approaches to Value (Methodology and Applications) / 30 hours / (QE21340)
    - 2. National USPAP Course 2014-2015 / 15 hours/ (QE21401/003)
  - B. **Appraisal Institute**
    - 1. National USPAP Course 2014-2015 / 15 hours/ (QE21401/003)
- 2. New Qualifying Education Renewal Request ..... 1
  - A. **Moore Group, Inc.:**
    - 1. National USPAP Course 2014-2015 / 15 hours/ (QE21401/003)
- 3. New Continuing Education Requests ..... 2
  - A. **Mid-West Appraisers Association:**
    - 1. National USPAP Update 2014-2015 / 7 hours / (C21401)
  - B. **American Society of Farm Managers & Rural Appraisers:**
    - 1. National USPAP Update 2014-2015 / 7 hours / (C21401)
  - C. **McKissock, L.P.**
    - 1. The Green Guide to Appraising / 7 hours / (C21348-I)
    - 2. The Income Approach / 6 hours / (C21350-I)
  - D. **Appraisal Institute.**
    - 1. National USPAP Update 2014-2015 / 7 hours / (C21401)
    - 2. Unraveling the Mystery of Fannie Mae Appraisal Guidelines / 4 hours / (C21341)
- 4. New Continuing Education Renewal Requests ..... 3-4
  - A. **The Moore Group, Inc.**
    - 1. National USPAP Update 2014-2015 / 7 hours / (C21401)
  - B. **Appraisal Institute:**
    - 1. Supervising Appraisal Trainees / 4 hours / (C21342-I)
    - 2. Rates and Ratios: Making Sense of GIMs, OARs, and DCFs / 7 hours / (C21343-I)
    - 3. The Appraiser as an Expert Witness: Preparation & Testimony / 15 hours / (C21344)
    - 4. Condemnation Appraising: Principles and Applications / 21 hours / (C21345)
    - 5. Litigation Appraising: Specialized Topics and Application / 15 hours / (C21346)
    - 6. Uniform Appraisal Standards for Federal Land Acquisition / 16 / (C21347)

**C. McKissock, L.P**

1. **Residential Appraisal Review / 7 hours / (C21349-I)**

5. Instructor Requests ..... 5-9

**A. Trans-American Institute of Professional Studies, Inc.:**

1. Lynne Heiden
  - a. National USPAP Course 2014-2015 (QE21401/003)
  - b. The Approaches to Value (Methodology & Application) (QE21340)
2. Ann Susko - Enhancing Professionalism in Appraisal Practice (C21334)

**B. Mid-West Appraisers Association:**

1. Lynne Heiden - National USPAP Update 2014-2015 (C21401)

**C. The Moore Group, Inc.**

1. Bradford Moore
  - a. National USPAP Course 2014-2015 (QE21401/003)
  - b. National USPAP Update 2014-2015 (C21401)
2. Diane Moore
  - a. National USPAP Course 2014-2015 (QE21401/003)
  - b. National USPAP Update 2014-2015 (C21401)

**D. American Society of Farm Managers & Rural Appraisers, Inc.:**

- Mark Lewis - National USPAP Update 2014-2015 (C21401)

**E. Appraisal Institute**

1. Thomas Kirby
  - a. National USPAP Course 2014-2015 (QE21401/003)
  - b. National USPAP Update 2014-2015 (C21401)
2. John Underwood
  - a. Unraveling the Mystery of Fannie Mae Appraisal (C21341)
3. Sandra Adomatis
  - a. Supervising Appraisal Trainees- Online (C21342-I)
4. Ken Lusht
  - a. Rates & Ratios: Making Sense of GIMs, OARs, and DCFs - Online (C21343-I)
5. Joseph Magdziarz
  - a. The Appraiser as an Expert Witness: Preparation & Testimony (C21344)
  - b. Condemnation Appraising: Principles and Applications (C21345)
  - c. Litigation Appraising: Specialized Topics and Applications (C21346)
  - d. Uniform Appraisal Standards for Federal Land Acquisition (C21347)

**F. McKissock, L.P.**

- 1. Robert McClelland
  - a. Deriving and Supporting Adjustments - online (C21224-I)
  - b. Introduction to Complex Appraisal Assignments - online (C21225-I)
  - c. The Green Guide to Appraising - online (C21348-I)
  
- 2. Tracy Martin (Karen T. Martin)
  - a. The Green Guide to Appraising - online (C21348-I)
  - b. Residential Appraisal Review - online (C21349-I)
  
- 3. Dan Bradley
  - a. The Green Guide to Appraising - online (C21348-I)
  - b. Residential Appraisal Review - online (C21349-I)
  
- 4. Susan Barkalow
  - a. Residential Appraisal Review - online (C21349-I)
  
- 5. Allan Simmons
  - a. The Income Approach - online (C21350-I)

**L. Unfinished Business**

- 1. County Appraiser Contracts Update
- 2. New Credential Update – Tom Kubert ..... 1
- 3. State Service Contracts Requirements ..... 2-3

**M. New Business**

- 1. 2013 Nebraska Real Property Appraiser Board Christmas Party
- 2. Appraisal Subcommittee Audit Report ..... 1-4
- 3. AARO Conference Report
- 4. NRPAB Standard 3 Reviewer Program
  - a. Peer State Review Appraiser Research ..... 5
- 5. Open At-Large Representative of Financial Institutions Position

**N. Legislative Report and Business**

- 1. 2015 Law Rewrite Update
  - a. REQ03543 (Real Property Appraiser Act – General Cleanup) ..... 1-57
  - b. REQ03544 (Real Property Appraiser Act – 2015 AQB Changes) ..... 58-125
  - c. REQ03545 (AMC Registration Act – General Cleanup) ..... 126-145
- 2. 2015 Law Rewrite Panel Comments ..... 146-165
- 3. USPAP Requirement Period ..... 166-167
- 4. International Background Checks of Foreign Applicants/Appraisers ..... 168

**O. Board Policies and Procedures**

- 1. Board Policies
  - a. New Board Policies ..... 1
  - b. Current Board Policies ..... 2-15

**P. Other Business**

- 1. Conferences/Education
- 2. Memos From the Board
  - a. 7-Hour USPAP Update Course covering 2014-15 Edition of USPAP Begins

January 1, 2014

b. 2015 Law Rewrite Panel Responses

**Q. Next Meeting Date – December 19, 2013, Lower Level “C” NSOB**

**R. Adjourn**