

NOTICE OF PUBLIC MEETING
Thursday, April 18, 2013 9:00 a.m.
Conference Room “B”, Lower Level, Nebraska State Office Building
301 Centennial Mall South, Lincoln, Nebraska

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 1-5

D. Consideration of Disciplinary Actions/ Enforcement Matters 1-1360

E. Consideration of Other Executive Session Items 1-27

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

G. Board Meeting Minutes

- 1. Approval of March 21, 2013 Meeting Minutes 1-8
- 2. Amendment of December 20, 2012 Meeting Minutes 9-16
- 3. Amendment of January 17, 2013 Meeting Minutes 17-22

H. Director’s Report – April 2013

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

I. Financial Report – April 2013

- 1. Budget Status Report 1-3
- 2. MTD General Ledger Detail 4-7
- 3. Financial Charts 8-10
- 4. Revised Budget as of April 18, 2013 11-12
- 5. Database Enhancement Project – AMC Interface 13
- 6. Purchase Card 14-26

J. General Public Comments

K. Education

1. New Continuing Education Requests 1-2
 - A. **Nebraska Department of Revenue Property Assessment Division:**
 1. Fundamentals of Mass Appraisal / 30 hours / **C21305**
 2. Residential Modeling Concepts/30 hours/ **C21306**
 3. Valuation of Agricultural Land/20.5 hours/**C21308**
 - B. **Nebraska REALTORS Association:**
 1. What's it Worth? Pricing Real Estate/ 3 hours/ **C21312**
 2. Anatomy of an Appraisal/3 hours/ **C21313**
 - C. **McKissock, LP, Warren, PA:**
 1. FHA for Today's Appraiser/7 hours/**C21314-I**
 2. Relocation Appraisal and the New ERC Form/6 hours/**C21315-I**
2. Continuing Education Renewal Requests 3-4
 - A. **Nebraska REALTORS Association:**
 1. Residential Construction, Appraisal & Environmental Issues/16 hours/ **C0164**
 - B. **Appraisal Institute, Chicago, IL:**
 1. Online Reviewing Residential Appraisals and Using Fannie Mae Form 2000/ 7 hours/ **C2835-I**
 2. Forecasting Revenue/7 hours/**C2836-I**
 - C. **McKissock, LP, Warren, PA:**
 1. Environmental Issues for Appraisers/ 5 hours/**C2813-I**
3. Instructor Requests 5-7
 - A. **Nebraska Department of Revenue Property Assessment Division:**
 1. Barry D. Couch- Residential Modeling Concepts, Fundamentals of Mass Appraisal /**C21306 and C21305**
 2. Garth E. Thimgan- Valuation of Agricultural Land/**C21308**
 3. John Ulibarri- Fundamentals of Real Property (course already approved in 2012)/**C21217**
 - B. **McKissock, LP, Warren, PA:**
 1. Tracy Martin (Karen T. Martin)- FHA for Today's Appraiser/ **C21314-I**
 2. Alan Simmons- Environmental Issues/ **C2813-I**
 3. Dan Bradley- Relocation Appraisal and the New ERC Form/ **C21315-I**
 - C. **Appraisal Institute, Chicago, IL:**
 1. Sandra K. Adomatis – Forecasting Revenue /**C2836-I**
 2. William "Ted" Anglyn- Forecasting Revenue/**C2836-I**
 3. Mark Rattermann- Forecasting Revenue, Online Reviewing Residential Appraisals and Using Fannie Mae Form 2000/**C2836-I and C2835-I**

D. Nebraska REALTORS Association:

1. Barry Stranz- Residential Construction, Appraisal & Environmental Issues/**C0164**
2. Melanie McLane-Anatomy of an Appraisal, What's it Worth? Pricing Real Estate/**C21313 and C21312**

L. Unfinished Business

1. County Appraiser Contracts Update
2. New Credential Update – Tom Kubert 1

M. New Business

1. ASC's Position on Reciprocity 1-2
2. Cease and Desist Authority 3
3. FBI Fingerprint Audit 4-9
4. Kentucky AMC Recovery Fund 10-14
5. 2013 Strategic Planning

N. Legislative Report 1-61

O. Board Policies and Procedures

1. Board Policies
 - a. Board Policy 12-07 Amendment 1
 - b. New Board Policies 13-02 and 13-03 1-3
 - c. Current Board Policies 4-14
2. Applicant Board Review Forms
 - a. Residential Applicant 15-19
 - b. Reciprocal Applicant 20-23

P. Other Business

1. Conferences/Education
2. Appraisal Foundation
 - a. 2013 Summary of Action Related to Proposed USPAP Changes 1-12
 - b. 1st Exposure Draft – Identifying Comparable Properties 13-28
 - c. 1st Exposure Draft – Identifying Comparable Properties for Automated Valuation and Mass Appraisal Models 29-47
 - d. 2nd Exposure Draft – Proposed Revision to Qualification Criteria 48-54

Q. Next Meeting Date – May 16, 2013, Lower Level “F” NSOB

R. Adjourn