NEBRASKA DEPARTMENT OF ROADS PROCESS TO MAINTAIN APPROVED APPRAISER LIST

Presented by Dave Holland
Chief Appraiser for the Nebraska Department of Roads
• THE STATE OF NEBRASKA, AS OF THE END OF 2013, HAD 684 LICENSED REAL PROPERTY APPRAISERS.
• OF THESE, ONLY 508 RESIDE IN THE STATE
• LIMITED NUMBER OF THESE ARE EXPERIENCED IN UNIFORM ACT REQUIREMENTS
• 50 APPRAISERS ON NDOR APPROVED LIST
• FOUR OF THESE APPRAISERS ARE LIMITED IN SCOPE TO 1 TO 4 FAMILY RESIDENTIAL PROPERTIES
• 26 ARE APPROVED FOR APPRAISAL REVIEW
• LOCAL PUBLIC AGENCIES ARE REQUIRED TO HIRE FROM THIS LIST WHEN USING FEDERAL FUNDS IN A PROJECT
• NDOR APPRAISAL SECTION MAINTAINS A CURRENT MAILING LIST OF CREDENTIALED APPRAISERS

• CONTACT ALL APPRAISERS EVERY TWO YEARS (ON THE LIST BY E-MAIL AND NOT ON THE LIST BY MAIL)

• REQUIRE A NEW APPLICATION FROM APPRAISERS ALREADY ON THE LIST

• REQUIRE AN APPLICATION AND A SAMPLE APPRAISAL FROM NEW APPLICANTS
PROCESS TO APPROVE

- ADD APPLICATION INFORMATION TO DATABASE
- REVIEW OF SUBMITTED WORK SAMPLE BY STAFF REVIEW APPRAISERS
- CONSIDER TYPE OF CREDENTIAL, LEVEL OF EXPERIENCE AND QUALITY OF WORK
- SEND NOTIFICATION OF DECISION
- APPROVED APPRAISER LIST IS POSTED ON NDOR WEBSITE (SEARCHABLE BY COUNTY)
• PROPERLY LICENSED TO APPRAISE IN THE STATE
• EXPERIENCE
• KNOWLEDGE IN EMINENT DOMAIN PROCEDURES
• FAMILIARITY WITH FEDERAL AND STATE LAWS AND PROCEDURES
• MUST BE ABLE TO UNDERSTAND AND EXPLAIN ENGINEERING PLANS TO LANDOWNERS
QUALITY CONTROL

- MENTORING NEWER APPRAISERS ON LIST
- FEEDBACK FROM LOCAL PUBLIC AGENCIES
- EVALUATIONS OF WORK SUBMITTED
- EVERY YEAR, APPROVED LIST IS COMPARED WITH THE STATE APPRAISER BOARD LIST OF LICENSED APPRAISERS
- AN E-MAIL IS SENT TO APPROVED APPRAISERS IF THEY ARE NOT ON THE BOARD’S LIST
17 appraisers on list have never been engaged by state or LPA

Limited offerings of partial acquisition appraisal classes

LPAs do not provide the scope of the appraisal assignment to the appraiser

Appraisal contracts by LPAs do not address correcting appraisal deficiencies

Documenting basis for removal from list