

Department of Revenue Property Assessment Division (PAD) 2018 Education Calendar

To register for the IAAO classes, you must click the link for the class location denoted below. Education credit will be given at county assessor district meetings according to the sign-in sheet provided.

Class registration begins at 8:00 a.m. and classes will begin at 8:30 a.m. unless otherwise noted.

Dates	Class	Location & Registration Link	Instructor	Length of Course	Registration Fee
January 12 10-11 am CST	Implementation of New Legislation	Webcast, directions will be sent via email in January	Jon Cannon	1 hour	N/A
January 19 10-11 am CST	Usability Codes	Webcast, directions will be sent via email in January	Bridget Barclay Sudol, Mark Loose, and Barb Oswald	1 hour	N/A
January 26 10-11:30 am CST	Preliminary Statistical Analysis	Webcast, directions will be sent via email in January	Derrick Niederklein and Sarah Scott	1.5 hours	N/A
February 8 10-11am CST	TIF	Webcast, directions will be sent via email in February	Elaine Thompson and Jon Cannon	1 hour	N/A

Dates	Class	Location	Instructor	Length of Course	Registration Fee
February 22 10-11am CST	Homestead Exemptions	Webcast, directions will be sent via email in February	Mark Rosenberg and Mihdi Vahedi	1 hour	N/A
April 12 10-11am CST	Personal Property	Webcast, directions will be sent via email in April	Jim Koch and Jon Cannon	1 hour	N/A
July 26	IAAO Forum 990: New Things to Think About	CANCELLED	Brad Moore	7 hours	\$150.00
July 27	IAAO Forum 991: Comparable Transactions	CANCELLED	Brad Moore	7 hours	\$150.00
September 6-7	IAAO Workshop 162: Cost Approach (Residential)	North Platte	Rick Stuart	15 hours	\$300.00
September District Meetings	Topic To Be Determined	Various	PAD Staff	2 hours	N/A

October District Meetings	Income/Expense Report for Rent-Restricted Housing	Various	TBD	1.5 hours	N/A
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All of these courses/seminars have been approved for county assessor certification continuing education credit hours. A [Request for Continuing Education and Recertification Credit](#) must be completed to receive continuing education credit hours. No form is necessary if the session is taught by PAD staff, but you must sign in on the provided sheet.

In addition to these opportunities, you may choose to seek education elsewhere or through the following list of providers:

- [Nebraska Real Property Appraisal Board](#). PAD suggests attending the National USPAP Update or the National USPAP Course given throughout the year;
- [IAAO](#) webinars and self-study courses. Over 115 hours of credit offered online at minimal cost;
- [Moore Appraisal Education](#); and
- [American Society of Farm Managers and Rural Appraisers](#).

Education Policies

Class registrations must be received at least 10 days prior to the first day of class. Sufficient enrollment will determine justification of holding each class. Written cancellation notices will be emailed to the individuals who have registered at the time a course is cancelled.

Registration must be completed exclusively online by using BrownPaperTickets.com. The link to each class is provided in the calendar. If you would like to pay via credit card, you may do so by clicking the “Registration & Fee” tab. If you would like to register for the class but pay via check, you may do so by clicking the “Registration” tab.

Registration cancellations for all IAAO classes must be made at least 14 working days prior to the first day of class. PAD will accept written cancellations only (phone calls will NOT be accepted). Written cancellations may be faxed to 402-471-5993 or emailed to pat.edu@nebraska.gov. Failure to give the required notification will result in the county or person being billed for the total cost of the class.

If cancellation is necessary due to an emergency after the specified cancellation period, the Property Tax Administrator will review the cancellation request and may approve a refund for good cause.

IAAO Forum 990- Residential Appraising: New Things to Think About

Dates: July 26, 2018

Online Registration: [Lincoln](#)

Location: Ferguson House, 700 South 16th Street, Lincoln, NE

Instructor: Brad Moore

Credit Hours: 7 hours

Registration Fee: \$150

Textbook: N/A

This seminar is designed to explore some contemporary residential appraising issues as well as some of the more difficult and controversial issues in residential mortgage lending appraisals. Topics that will be covered include:

- Situations where an appraiser may need a different skill set to develop a credible analysis.
- Appraisal problems that require an appraiser to get help or pursue further study.
- Situations where the highest and best use is to remove the residence and redevelop the real estate.
- The need to identify the most likely buyer for the subject and what data will give evidence of that buyer's

motivations.

- Methods to extract and support adjustments or adjustment rates in residential quantitative analyses.
- The need for market analysis in residential appraisals and the impact on credibility of a well- prepared analysis and report.
- Development of a market analysis in residential appraisals including sources of data, reliability of data, and statistical tools available in the market to support a market conditions conclusion.
- The need for some appraisal reports to stipulate the strengths and weaknesses and to give the client an idea of the credibility of the results

Participants are responsible for making their own hotel room reservations. Lunch is not included in the registration fee.

IAAO Forum 991- Understanding and Using Comparable Transactions

Dates: July 27, 2018

Online Registration: [Lincoln](#)

Location: Ferguson House, 700 South 16th Street, Lincoln, NE

Instructor: Brad Moore

Credit Hours: 7 hours

Registration Fee: \$150

Textbook: N/A

This forum is designed to enhance the understanding and use of comparable properties. Appraisers use comparable property information every day. The entire appraisal process is dependent on the comparison of data. The analysis of real estate transactions is a critical component in the valuation of real property. Appraisal methodology and techniques are based on the comparison of data. Market analysis, highest and best use analysis, and the three approaches to value—the sales comparison approach, the cost approach, and the income approach—are developed based on the comparison of data.

The proper recognition and identification of what is a comparable, why it has been selected as a comparable, and how the comparable is used is critical to the appraisal process. Improving an appraiser's ability to effectively analyze and select relevant comparable properties will result in better supported, more believable and persuasive appraisals and appraisal reviews. Additionally, an enhanced understanding of the process of selecting and analyzing properties that possess characteristics that may be useful for comparative purposes enables an appraiser to more clearly explain and support the analysis in an appraisal report.

Participants are responsible for making their own hotel room reservations. Lunch is not included in the registration fee.

IAAO Workshop 162- Marshall & Swift Cost Approach (Residential)

Dates: September 6-7, 2018

Online Registration: [North Platte](#)

Location: Lincoln County Commissioner Room, 301 North Jeffers, North Platte, NE

Instructor: Rick Stuart

Credit Hours: 15 hours

Registration Fee: \$300

Textbook: N/A

This two-day workshop provides an understanding of how to utilize Marshall & Swift *Residential Cost Manuals*. Several case studies are used to enhance the ability to apply this information. This workshop includes an exam.

Participants are responsible for making their own hotel room reservations.

Lunch is not included in the registration fee.