

Qualifications of the Appraiser

Jeremie T. Snowden, MAI, AI-GRS

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Summary

Mr. Snowden has been a full-time real estate appraiser, analyst, consultant, and appraisal reviewer since 2000 following graduation from the University of Utah with an MBA degree (finance emphasis). He is a Certified General Appraiser and an MAI/AI-GRS Designated Member of the Appraisal Institute. He has extensive experience in appraising investment properties having appraised a wide variety of property types and interests. His strong finance background and economic analysis serve as reliable resources in valuation and appraisal review, particularly for complex assignments, partial interest considerations, and market/feasibility studies.

Memberships, Affiliations, and Licenses

MAI Designated Member of the Appraisal Institute, Certificate #12464
AI-GRS, Appraisal Institute—General Review Specialist
Utah Certified General Appraiser, Certificate 5502710-CG00
Member of International Right of Way Association
Utah Chapter of the Appraisal Institute
2010 Utah Chapter Board Member, Education Committee Chair
2008 Salt Lake Branch Chair
State of Utah Appraiser Experience Review Committee Member (2017 - Present)
Remote Pilot Airman Certificate for Commercial Uses/Aerial Photography

Professional History

2016 - Present	Principal / Partner, Valuation Consulting Group, Salt Lake City, Utah
2012 - 2016	Principal / Partner, Appraisal Group, Salt Lake City, Utah
2007 - 2012	Vice President, Appraisal Group, Salt Lake City, Utah
2000 - 2016	Commercial Real Estate Appraiser with Appraisal Group, Salt Lake City, Utah

Education

Masters of Business Administration (finance emphasis)
University of Utah, Salt Lake City, Utah, 2000

Bachelors of Science (Business Management/Finance)
Brigham Young University, Provo, Utah

Specialized Education & Training (partial list)

- Advanced Applications
- Advanced Income Capitalization
- Advanced Sales Comparison & Cost Approaches
- Analyzing Market Trends
- Appraisal Principles
- Appraisal Procedures
- Appraiser as an Expert Witness: Preparation & Testimony
- Appraising Cell Towers
- Appraising Convenience Stores
- Appraising Distressed Commercial Real Estate
- Appraising the Appraisal: Appraisal Review-General
- Appraisal of Owner-occupied Commercial Properties
- Business Practices and Ethics
- Commercial Bankruptcy, Workouts, and the Valuation Process
- Complex Litigation Appraisal Case Studies
- Condemnation Appraising: Principles & Applications
- Eminent Domain Seminar: How to Determine Just Compensation
- Evaluating Commercial Construction
- Forecasting Revenue
- Fundamentals of Going Concerns
- Green Buildings: Principles and Concepts
- Highest & Best Use and Market Analysis
- IRS Valuation Webinar
- Litigation Appraising; Specialized Topics and Applications
- Market Disturbances—Appraisals in Atypical Markets and Cycles
- Real Estate Acquisition Under the Uniform Act
- Real Estate Finance, Statistics, and Valuation Modeling
- Report Writing and Valuation Analysis
- Residential Development: Valuation Trends, Issues, Challenges
- Residential and Commercial Valuation of Solar
- Review Theory—General
- Right of Way Case Study Webinar
- Scope of Work Seminar
- Separating Real & Personal Property from Intangible Business Assets

Specialized Education & Training, Continued

- Small Hotel/Motel Valuation
- Standards of Professional Appraisal Practice (USPAP)
- Subdivision Valuation: A Comprehensive Guide to Valuing Improved Subdivisions
- Supervisory Appraiser Course
- Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book)
- USPAP Update Course (2022/2023)
- Utah's C-PACE Program
- Valuation of Conservation Easements
- Valuing Water Rights

Appraisal Services

Active/experienced in the valuation and appraisal review of eminent domain/condemnation cases, complex multi-use projects, investment portfolios, planned communities, residential subdivisions, healthcare facilities, residential treatment centers, therapeutic boarding schools, shopping centers, regional malls, retail buildings, office buildings, medical buildings, apartments, hotels, industrial and office/warehouse buildings, vacant land, and water rights.

Completed Appraisal Institute's Litigation Professional Development Program and experienced as an expert witness.

Completed SBA education requirement for going concern assignments and experienced in valuing the total assets of a business including real property, personal property, and intangibles.

Clients Served (Partial List)**Financial**

Altabank
 America First Credit Union
 Bank of America
 Bank of the West
 Bank of Utah
 Bank One
 Banner Bank
 Brighton Bank
 California Bank & Trust
 Capital Community Bank
 Central Bank
 CIBC World Markets
 Continental Bank
 Cyprus Credit Union
 Deutsch Bank
 First Utah Bank
 Fortis Bank
 Granite Credit Union
 HomeStreet Bank
 JP Morgan Chase
 Key Bank
 Liberty Bank
 Mountain America Credit Union
 Mountain West Small Business
 Northwest Farm Credit Services
 Prime Alliance Bank
 Security Service Credit Union
 Sunwest Bank
 University Credit Union
 U.S. Bank
 Utah First Credit Union
 Washington Federal
 Washington Trust Bank
 Wells Fargo Bank
 Western Alliance Bank
 Zions First National Bank

Corporate/Institutional/Development

AEGON Realty Advisors
 Allstate Insurance
 Anderson Development
 Beckstrand & Associates
 Beehive Telephone Company
 Boyer Company
 Church of Jesus Christ of Latter-day Saints
 Clarica Life Insurance
 Contrarian Capital Management
 Dee's Wilmington
 Deseret Book
 GE Capital
 Genworth Life Insurance
 Guardian Life Insurance
 ING Investment Management
 Lincoln National Life Insurance
 NAI Global Corporate Services
 National Life Insurance
 Nationwide Life Insurance
 Nu Skin Enterprises
 Property Reserve Inc.
 Quality Oil
 Security National
 Southern Farm Bureau Life
 Suburban Land Reserve
 Sun Life Assurance
 University of Utah
 Utah Behavior Services
 Utah Retirement Systems
 West Coast Life
 Zions Securities Corporation

Legal

Anderson Call & Wilkinson PC
 Barney McKenna & Olmstead PC
 Callister Nebeker & McCullough

Legal (continued)

Carr | Woodall
 Christensen & Jensen
 Durham Jones Pinegar PC
 Jones, Waldo, Holbrook & McDonough
 Kirton & McConkie
 Nelson Christensen & Helsten
 Parr Brown Gee & Lovelass
 Parsons Kinghorn Harris
 Pepple Cantu Schmidt PLLC
 Prince, Yeates & Geldzahler
 Racine Olson Nye Budge & Bailey
 Ray Quinney & Nebeker P.C.
 Snell & Wilmer
 Stoel Rives
 Utah Office of Attorney General
 Utah Property Rights Ombudsman
 Williams & Hunt
 Workman Nydegger

Government

Cottonwood Heights City
 FDIC
 IRS
 Riverton City
 Salt Lake City Dept. of Airports
 Sandy City
 State of Utah
 U.S. Bureau of Land Management
 U.S. Dept. of Interior
 U.S. Forest Service
 U.S. Postal Service
 U.S. Small Business Administration
 Utah Dept. of Transportation (UDOT)
 Utah Division of Real Estate
 Utah Property Rights Ombudsman
 West Jordan City

References: Available upon request