

Qualifications of the Appraiser

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Summary

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). Certified General Appraiser and an MAI/AI-GRS Designated Member of the Appraisal Institute. Extensive experience in appraising investment properties having appraised a wide variety of property types and interests. 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
2024 - Present, Utah Chapter Board Member
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 of Owner-occupied Commercial Properties
- 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
- Appraising Restaurants
- 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
- IVC Webinar: Determining the Larger Parcel
- 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 (2024)
- 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
Celtic Bank
Central Bank
CIBC World Markets
Continental Bank
Cyprus Credit Union
Deutsch Bank
D.L. Evans 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
Vision One Credit Union
Washington Federal
Washington Trust Bank
Wells Fargo Bank
Western Alliance Bank
Zions First National Bank

Corporate/Institutional/Development

AEGON Realty Advisors
Aetna Life Insurance Company
Allstate Insurance
America's Christian Credit Union
Anderson Development
Beckstrand & Associates
Beehive Telephone Company
Boyer Company
Centro de la Familia de Utah
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
Shalom School
Sisters of St. Benedict
Southern Farm Bureau Life
Suburban Land Reserve
Sun Life Assurance
University of Utah
Utah Behavior Services
Utah Retirement Systems
Utah Valley Pediatrics
West Coast Life
WELS Church Extension Fund
Wright Development Group
Zions Securities Corporation

Legal

Anderson Call & Wilkinson PC
Barney McKenna & Olmstead PC
Callister Nebeker & McCullough
Carr | Woodall
Christensen & Jensen
Durham Jones Pinegar PC
Jones, Waldo, Holbrook & McDonough
Kirtan & 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