

APPRAISER'S QUALIFICATIONS



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EXPERIENCE

2017 to Present	AAA Valuation, LLC – Executive Director
2016 to 2017	The Hopkins-McElhannon Group, Inc. – Staff Appraiser
2013 to 2016	Gaston County Tax Office – Real Property Appraiser III
2011 to 2013	Fortenberry Lambert, Inc. – Staff Appraiser
2010 to 2011	Miles Hamrick Real Estate Services – Staff Appraiser
2008 to 2010	Michael Dodgin & Associates, LLC – Staff Appraiser
2007 to 2010	Carolina Appraisal Group (formerly Chitty Appraisals) – Staff Appraiser

PROFESSIONAL AFFILIATIONS

- Member of the Appraisal Institute, SRA Designation – Account Number 510322, 2020
- Member of the International Right of Way Association (IRWA) – Member Number 7953706, 2018
- Member of the Appraisal Institute, MAI Designation – Account Number 510322, 2016
- Vice Chairman of the Gaston County Board of Equalization & Review from 2011 to 2013
- Member of the International Association of Assessing Officers since 2015
- Realtor® Member of the Charlotte Region Board of Realtors® since 2012
- Realtor® Member of the National Association of Realtors® since 2012

LICENSES/CERTIFICATIONS

- State Certified General Real Estate Appraiser – NC – A7507, 2011
- State Certified General Real Estate Appraiser – SC – #6827, 2016
- North Carolina Real Estate Broker – #276685, 2013
- Certified Real Property Appraiser with the North Carolina Department of Revenue, 2013
- Certified Personal Property Appraiser with the North Carolina Department of Revenue, 2014

TECHNICAL TRAINING

- Basic Appraisal Principles (R-1), Creative Education, LLC, 2006
- Basic Appraisal Procedures (R-2), Creative Education, LLC, 2006
- Applied Residential Property Valuation (R-3), Creative Education, LLC, 2006
- Uniform Standards of Professional Appraisal Practices (R-4, USPAP 15 hours), The Cumbie Institute of Real Estate, 2006
- Introduction to Income Property Appraisal (G-1), Creative Education, LLC, 2007
- Advanced Income Capitalization Procedures (G-2), Creative Education, LLC, 2007
- Applied Income Capitalization (G-3), Creative Education, LLC 2007

SPECIALIZED COURSES & CONTINUING EDUCATION (PARTIAL LIST)

- Elevating Your Ethical Awareness IRWA Course 102 – 12/2019
 - Uniform Appraisal Standards for Federal Land (Passed Examination) – 05/01/2019
 - Complex Properties the Odd Side – 04/12/2019
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- Advanced Land Valuation: Sound Solutions – 01/18/2019
 - Principles of Land Acquisition IRWA Course 100i – 12/2018
 - Fall Real Estate Valuation Conference – 09/26/2018
 - Principles of Real Estate Negotiation IRWA Course 200 – 4/2018
 - National USPAP Update 2018-2019 – 01/2018
 - The Uniform Act Executive Summary IRWA Course 105 – 11/2017
 - Contract or Effective Rent: Finding the Real Rent – 11/2017
 - Business Practices & Ethics – 9/2017
 - Real Estate Valuation Conference – 9/2017
 - Supervisory Appraiser/Trainee Appraiser – 5/2017
 - Valuing the Forest: An Appraiser's Guide – 11/2016
 - Drone Technology and Its Impact on the Industry – 11/2016
 - 2016 Appraisal Institute Annual Conference (Day 2 & 3) – 07/2016
 - General Appraisal Report Writing (Capstone Program) – 07/2016
 - National USPAP Update 2016-2017 – 03/2016
 - Advanced Concepts & Case Studies – 12/2015
 - Quantitative Analysis – 11/2015
 - Advanced Market Analysis and Highest & Best Use – 10/2015
 - Advanced Income Capitalization – 09/2015
 - Litigation Skills for the Appraiser – 08/2015
 - Site Valuation – 05/2015
 - General Appraisal Report Writing & Case Studies – 05/2015
 - NC Department of Revenue's Personal Property Appraisal & Assessment – 10/2014
 - National USPAP Update 2014-2015 – 12/2013
 - The Principles of Property Law and Surveying for Appraisers & Cadastral Mappers – 10/2013
 - Covering All the Bases in the Residential Reporting – 05/2013
 - North Carolina Real Estate Brokers Pre-Licensing Course – 05/2013
 - National USPAP Update 2012-2013 – 01/2012
 - Property Tax Listing & Assessing in North Carolina – 05/2011
 - IAAO 101: Fundamentals of Real Property Appraisal – 03/2011
 - National USPAP Update 2010-2011 – 01/2011
 - Sales Comparison Analysis Based on Market – 12/2010
 - Business Practices & Ethics – 09/2009
 - Forum on Appraisal Issues from the Reviewers Perspective – 07/2009
 - The New 1004 MC – Market Conditions Addenda – 04/2009
 - Appraising in a Changing Market – 04/2009
 - What the Lender Really Wants, Part 1 – 03/2009
 - National USPAP Update 2008-2009 – 03/2009
 - Trainees & Supervisors Course – 08/2007

TYPICAL PROPERTIES APPRAISED

Convenience Stores	Industrial & Office Condominiums
Restaurants	Single & Multi-Tenant Retail
Single & Multi-Tenant Industrial	Single & Multi-Tenant Gen/Med Office
Vacant Land	Special-Purpose Properties
Car Dealerships	Library, Lumber Facility, School, & Religious Facilities
Residential Subdivisions	Retail
Hotel/Motel Hospitality	

APPRAISERS' QUALIFICATIONS

APPRAISALS TO ASSIST IN MORTGAGE FINANCING/UNDERWRITING

Property Owners/Developers/Attorneys:

Collett & Associates	Brown Investments
Currin Patterson Properties	Quadriga Associates
Merrifield Patrick Vermillion Properties	Law Offices of James Scott Farrin
Parker Poe Adams & Bernstein	Robinson Bradshaw
Currin Patterson Properties	Numerous Individuals

Lenders:

Wells Fargo	Citizens South Bank
Bank of America	South Carolina Bank & Trust
Capital Bank	Carolina Premier Bank
Park Sterling Bank	BMO Harris Bank
RBC-Centura Bank (Now PNC Bank)	Fifth Third Bank
Truist Bank	Belmont Savings Bank
State Employees Credit Union	

EMINENT DOMAIN/CONDEMNATION APPRAISAL CLIENTS

City of Charlotte Department of Transportation (CDOT)	North Carolina Department of Transportation (NCDOT)
Mecklenburg County Government	Piedmont Natural Gas (PNG)
THC, Inc.	Telics
Atkins North America, Inc.	The Right of Way Group, LLC