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Referee: abatement and appeal hearings: Board of Equalization, Boulder County: 03/25/2019 to present

- Referee acting on behalf of the Commissioners and County Board of Equalization as a referee to hear taxpayer appeals of property valuations pursuant to C.R.S. 39-1-113(1) and C.R.S. 39-8-102(2)(i).
- Duties include conducting hearings and writing recommendations.

Certified Residential Appraiser CR40027515, expires: 12/31/2021, FHA/HUD Approved

- Real Property valuations for single family residential (attached and detached), condominium, small residential income (1-4 family) and residential land. Intended uses include: divorce, estate, home equity, income/business investment, IRS; tax liens, REO (Real Estate Owned/Foreclosure), liquidation, refinance, relocation, sale/purchase, tax abatement, trust.
- Clients include home owners, attorneys, trustees, executors, Realtors, buyers/sellers, investors, national lenders, mortgage servicers, Appraisal Management Companies (AMC's), banks, relocation companies, the Internal Revenue Service (IRS), the Federal Housing Administration (FHA), and the United States Department of Housing and Urban Development (HUD).
- FHA, HUD, Flagstar, Landsafe and RELS (Wells Fargo) approved
- Regional Review Appraiser for First Franklin; prior to purchase by Merrill Lynch; now Bank of America
- Expert witness, court approved for testimony in Jefferson County, Colorado

Appraisal Education

2019

- Evaluation & Hybrid Appraisals; Presenters: Benjamin B Davidson, MAI, SRA, AI-GRS, AI-RRS, hosted by NCAREA
- Cyber Security Law, Wire Fraud, and Best Practices/Appraiser Work files – What does USPAP require?; Presenter Michael R. McCormick, Esq., hosted by NCAREA
- Boulder County Board of Appeals & Introduction to Blue Print Reading for Appraisers; Presenters: Atilana Retana, Appeals Coordinator, BOE, Boulder County & Ray Brienza, Certified Appraiser/Contractor/Draftsperson & Louis Garone, MAI, SRA, AI-GRA, hosted by NCAREA
- Colorado Water Rights for Appraisers & Brokers; Presenters: Kenneth Wright, P.E. (Licensed Appraiser), Patricia Flood, P.E. (Certified General Appraiser), and Ian Paton, P.E., all with Wright Water Engineering, hosted by NCAREA

2018

- State of the Industry & Banking Task Force Update; Presenters: Director Marcia Waters, of DORA, Lou Garone, MAI, SRA, AI-GRS, and Don Childears, President/CEO Colorado Bankers Association, hosted by NCAREA
- 2018-2019 7-Hour National USPAP Update; McKissock Education
- Becoming Your Market's Expert: Using Economic Principles Through Graph & Chart Applications; Presenter: Ryan Lundquist, CR Appraiser, hosted by AppraiserFest2018
- Advanced Economic Knowledge: Making the Minutia of Real Estate Economics Fun, Relevant and Educational; Presenter: Elliott Eisenberg, Ph.D., hosted by AppraiserFest2018
- Blockchain & the Appraiser; Presenters: Phil Crawford, CG Appraiser and Jonathan Miller, CG Appraiser, hosted by AppraiserFest2018
- Mortgage Control Fraud, Yesterday's News or Tomorrow's Headlines?; Presenters: Maureen Sweeney, SRA, AI-RRS & William K. Black, Ph.D., hosted by AppraiserFest 2018
- Application of Antitrust Laws to Appraisers and Associations; Presenters: Phil Crawford, CG Appraiser and Allison Sheedy, Partner with Constantine Cannon, Washington DC, hosted by AppraiserFest 2018
- Multi-Discipline Appraiser Practices; Presenters: William P. Wilson III, FASA-RP,CRP,CG-002 and Robert J. Luciani, ASA, IFA, hosted by AppraiserFest 2018

- The VA: What is it and how do I get on their Panel; Presenters: Andrew P. Lofland, SRA, Department of Veterans Affairs, hosted by NCAREA
- A Day with the Assessors; Presenters: local assessors and their assistants, from seven surrounding counties, hosted by NCAREA
- FHA and the Appraisal Process; Presenters: HUD; Greg Schroeder, Andrew Eckel and Susan Schroeder, hosted by NCAREA
- Colorado Appraiser and Broker Professional Liability and Insurance Coverage; Presenter: Michael R. McCormick, Esq., hosted by NCAREA
- Judgement in Appraisal Practice; Presenter: John Works, hosted by NCAREA
- Regulatory Update and Common Appraisal Issues; Presenters: Ms. Marcia Waters, Director of Division of Real Estate, and John Fausett, Lead Compliance Investigator with BOREA, hosted by NCAREA

2017

- A Highest and Best Use Challenge; Presenter: Louis J. Garone, MAI, SRA, AI-GRS, hosted by NCAREA
- Skill Sharpeners; Presenter: Bonnie Roerig, MAI, AI-GRS, hosted by NCAREA
- Roundtable with Colorado DORA Compliance Investigators; BOREA Compliance Investigators with John Fausett as lead, hosted by NCAREA
- Recognizing Manufactured and Modular Homes; Presenters: Alex Walton, Manufacturer Representative from Karsten Homes, Phillip Dickson, General Manager from Clayton Homes, Korey Rozell, Senior Loan Officer for Fairway Mortgage, and Dave Ehrnstein, CO Certified Residential Appraiser/USPAP Instructor, hosted by NCAREA
- Appraisal Subcommittee Update; Presenter: Jim Park, Executive Director of the Appraisal Subcommittee, hosted by NCAREA
- RE Colorado/IRES Database Management; Presenter: Andy Arledge, Founder of Appraisal Genie, hosted by NCAREA
- Modernizing Appraisals, A Regulatory Review and the Future of the Industry; Presenter: Lisa Desmarais, SRA and Vice-Chair of the Appraisal Practices Board (APB), hosted by NCAREA

2016

- Regulatory Update and Open Forum Regarding Current Appraisal Issues; Presenters: Marcia Waters, Director of Division of Real Estate, and Lou Garone, MAI, SRA, AI-GRI, hosted by NCAREA
- A Brief Introduction to Statistics for RE Professionals; Presenter: Lee Ormiston, past CG Appraiser for Arapahoe County Assessor's Office and AQB-Certified USPAP Instructor, hosted by NCAREA
- Water Rights for Appraisers; Presenter: Keneth Wright, P.E., Chief Engineer of Wright Water Engineers, hosted by NCAREA
- 2016-2017 7-hour USPAP National Update Course; McKissock Education
- Appraisal Compliance and Risk Management; Presenter: James A. Baumberger, President and Chief Operating Officer for Synergy Appraisal Services, hosted by NCAREA
- Impact of Oil and Gas Development on Property Values; Presenter: Chris Woodruff, Weld County Assessor and Certified General Appraiser, hosted by NCAREA
- Income Capitalization Overview; Career WebSchool Colorado
- FHA Appraisal Update; Presenters: Frederick G. Schuler, Acting Branch Chief, FHA Denver HOC and Juan C. Sola, Senior Review Appraiser, HUD, hosted by NCAREA

2015

- Safety Issues for Brokers and Appraisers Entering Houses and Apartment Buildings; Presenter: Lieutenant Steve Rolan, Senior Officer and Head of the Arapahoe County Sheriffs Drug Task Force, hosted by NCAREA
- The New FHA Handbook 4000.1; McKissock Education
- 1004MC Case Studies/Applicaion; Presenter: Diana L. Chilcutt, hosted by NCAREA
- Overview of the Fannie Mae Selling Guide Appraisal Requirements; Presenter: Lee Ormiston & Rick Belfiore, hosted by NCAREA
- BOREA Investigations Update – Common Appraisal Issues; Presenter: John Fausett, Lead Investigator with DORA, hosted by NCAREA
- 1004MC Case Studies/Application; Presenter: Diane L. Chilcutt, Senior Property Appraiser with City and County of Denver, hosted by NCAREA

2014

- Annual DORA, Division of Real Estate update; Instructor: Marcia Waters, hosted by NCAREA
- 2014-2015 7-hour National USPAP update; McKissock Education
- Contracts and Title: Importance to Appraisers and Brokers; Instructor: Bruce Jordan, hosted by NCAREA

- The Home Inspection and Real Estate Appraisal; Instructor: Ron Tipton, ACI, CRI, hosted by NCAREA
- The FHA Appraisal; US Department of HUD – Federal Housing Administration
- Probate & Trust Estates – Real Estate Related Process & Common Issues; Instructor: Michael A. Smeenck, The Real Estate School, LLC.
- Liability Issues for Appraisers Performing Litigation and Other Non-Lending Work; Instructor: Peter T. Christensen, Esq. Chief Legal Counsel for LIA Administrators & Insurance Services, hosted by NCAREA

2013

- Valuation Considerations for Solar Photovoltaic; Instructor: John Fausett, AQB Certified USPAP Instructor and Investigations Team Lead at the Division of Real Estate, hosted by NCAREA

2012

- 2012-2013 7-hour National USPAP update; McKissock Education
- Risky Business: Ways to Minimize Your Liability; McKissock Education
- Even Odder – More Oddball Appraisals; McKissock Education
- Appraising FHA Today; McKissock Education
- Appraising Manufactured Homes; McKissock Education
- Introduction to Legal Descriptions; McKissock Education
- Statistics, Modeling and Finance; McKissock Education

2011

- 2010-2011 National USPAP Update Equivalent; McKissock Education
- Appraisal Subject Matter Electives; McKissock Education
- Advanced Residential Applications and Case Studies; McKissock Education

2009

- Ad Valorem Tax Consultation; McKissock Education
- Environmental Pollution & Mold; McKissock Education
- Environmental Issues for Appraisers; McKissock Education
- Relocation Appraisal is Different!; McKissock Education
- Construction Details & Trends; McKissock Education
- The Dirty Dozen; McKissock Education
- Introduction to Green Building for Real Estate Appraisers; McKissock Education

2008

- 2008-2009 National USPAP Update Equivalent; McKissock Education

2006

- Reviewing Residential Appraisal Reports; Appraisal Institute, Colorado Chapter
- USPAP Update and State Statutes/Rules; Instructor: Michael J. Kelley, Center for Professional Education, LLC

2004

- Certified Residential in Real Estate Education; University of Colorado at Boulder: Center for Business Education
- USPAP Update in Real Estate Education; Instructor: Michael J. Kelley, University of Colorado at Boulder: Center for Business Education

2003

- Small Residential Income Properties; Division of Continuing Education at the University of Colorado at Boulder

2001

- Professional Standards and Practice; Real Estate Training Center of Colorado, Inc.

General Education

- Bachelors of Arts, Metropolitan State University of Denver, 05/18/1991
- Alumni lecturer to MSU students

Geographic Competence

Colorado; Metrolist MLS, IRES MLS, Realist, geographic competence and local assessor web data for the following counties:

Adams County, partial
Arapahoe, partial
Boulder County
Clear Creek County, partial
Denver County

Douglas County
El Paso County, partial
Gilpin County, partial
Jefferson County
Larimer County, partial
Teller County, partial

Appraisal Products

- General Purpose Appraisal Reports (GPAR), Restricted Use for Single Family, Condominium and Small Income Residential
- Uniform Residential Appraisal Reports (UPAR, primarily used for lending and FNMA)
- Worldwide ERC Appraisal Reports (Relocation)
- Exterior Inspection, Residential Appraisal Reports
- Manufactured Home Appraisal Reports
- Individual Condominium Unit Appraisal Reports
- Exterior Only Inspection, Condominium Unit Appraisal Reports
- Small Residential Income Property Appraisal Reports
- Single Family Comparable Rent Schedules
- Operating Income Statements
- Appraisal Update and/or Completion Reports
- Residential Field and Desk Reviews
- Competitive Market Analysis
- Disaster Inspection Reports

Partial List of Clients

Advance Mortgage Corporation; Altisource; Ameriprise Bank, FSB; Axis Appraisal Management Solutions; Bank of the West, BNC National Bank; Cartus Home Loans; Catalyst Lending; Cendant Mortgage; Century Lending Company; Charles Schwab Bank, N.A.; Cherry Creek Financial; Citizens Bank; Clarion Mortgage Capital; Coldwell Banker Home Loans; Colorado Mortgage Alliance, LLC; Comercia Bank; Compass Bank; Countrywide Home Loans; E*Trade Savings Bank; Edward Jones Mortgage; Elite Mortgage; ExcelerateHRO Corporation; Fairway Independent Mortgage Corporation; Frisco Lender Services, FFS/ dba 1st Mortgages; Fifth Third Bank; First American/E-appraise; First Franklin; First Tennessee Bank Nat'l Assoc.; Flagstar; Franklin American Mortgage; Freedom Financial; Georgetown Mortgage; GMAC; Hallmark Mortgage; Interbank Mortgage Company; Internal Revenue Service; KeyBank National Association; MBank; Merrill Lynch Credit Corporation; Momentum Appraisal Group; Morgan Stanley Private Bank; National City Mortgage, now PNC; National REO; Nationwide Title; NEI Global Relocation, NYCB Mortgage Company; Ocwen/Real Trans; Pendo Management Group; PHH Mortgage/Home Loans; Pioneer Bank; PNC Mortgage; RELS/VSS (Wells Fargo); REO World; Streetlinks AMC; Speedy Title and Appraisal Review Service (STARS); TIAA-CREF Trust Company, FSB; Town & Country Credit; UBS Mortgage; USA Appraisal Solutions; US Bank; ValueTrust AMC; Wells Fargo; West Star Mortgage, Inc.

Professional Experience (non-appraisal)

Real Estate Transaction Coordinator (1997-current)

- Non-licensed Transaction Coordinator and Assistant to employing Broker; Develop and maintain office policy, procedural manual and agent agreements for multi-person Real Estate firm; Follow-up on contract deadlines for purchase and sale transactions; Assemble documents for closing; Coordinate with closing/title company; Manage building trades as necessary.
- Assist with estate management and liquidation; Inventory and disbursement of personal items including managing estate contractors, and ordering cleaning services and other trades as necessary to assist in prepping the asset for sale.

Human Resources (1998-2002)

- Contract Recruiter for an IT, Project Management, and Telecommunications Industry contracting firm, Peter Jamison Consulting; Created and maintained recruitment and hiring policies/procedural manuals; Coordinated all trade shows/career fairs.
- Director of Customer Relations for Interim Assessment Services (now Spherion, previously HR Easy); Supervised Account Managers for a customized pre-screening and behavioral assessment company specializing in interviews utilizing IVR and web-based technology.

Non-Profit Management (1996-1998)

- Business Manager and Contracts Specialist for Lutheran Social Services of Northern New England; Negotiated and produced budgets and contracts for non-profit social service programs within New Hampshire and Vermont (program revenues in total generated approximately five million dollars annually); Liaison between Program Managers and funding agencies for budgeting; Financial impact analysis and administrative aspects of opening and closing community service programs.

Hospitality Management (1991-1996)

- Director of Front Office Operations for the Warwick International Hotel, Denver and the Denver Hilton South; Managed Front Desk, Reservations, PBX, Guest Services, Concierge Staff, and Bell Staff; Developed occupancy forecasts, financial and statistical reports; Managed property and telephone IT systems; Taught guest satisfaction programs to all staff members.
- Housekeeping Training Manager and Assistant Executive Housekeeper for the Radisson Resort at Kingston Plantation in Myrtle Beach, SC; Supervised housekeeping staff (60 – 100+ staff, seasonally adjusted); Developed training programs and taught in the classroom and on the job.

Affiliations and memberships

- NCAREA: Director (past Secretary, Asst. Membership Chair, and Asst. treasurer) with Northern Colorado Association of Real Estate Appraisers
- Ephraim Historical Foundation; Active member and volunteer 'spreadsheet builder' for Membership Chairperson
- WSBB; Past member (West Side Business Builders)
- Project Management Institute, Past member
- Denver Telecom Pros, Past member
- Women in Telecommunications and Cable, Past member

Achievements

- Performance Forum Award, Interim Assessment Services.
- Executive Committee Member, Warwick Hotel International.
- Manager of the Year - 1993, Manager of the Quarter - 1993, 3rd quarter - Hilton.
- Nominated for Young Hotelier of the Year – 1993, National Contest, nomination by Hilton.