

JACKSON-WILLIAMS APPRAISERS, INC.

8321 Tuscarora Pike
Martinsburg,
West Virginia, 25403



Phone: (304) 264-5959
Fax: (304) 264-5995
Jackson-Williams.com

Qualifications of Appraiser

C. Michael Williams

BUSINESS: Real Estate Appraisals for acquisitions, marketing, financing, estate settlement, legal proceedings, and easements.

Type of properties appraised include:

- Single family residences
- Multifamily residences
- Apartment complexes
- Residential subdivisions
- Estates
- Operating farms
- Building lots
- Vacant land
- Commercial facilities
- Commercial developments
- Industrial facilities
- Self storage facilities
- Utility easements
- Highway easements
- Special use properties

EXPERIENCE: Real estate appraiser and preparer of residential, multifamily, working farm, commercial, industrial, and special use appraisal reports since July 1993.

Approved instructor for real estate appraisal qualifying and continuing education courses since January 2011.

AQB Certified USPAP Instructor since May 2014.

QUALIFIED
EXPERT
WITNESS: Berkeley County, West Virginia Circuit Court
Berkeley County, West Virginia Family Court
Jefferson County, West Virginia Family Court
Martinsburg, West Virginia Municipal Court
Baltimore County, Maryland Circuit Court

EDUCATION: B.B.A. Degree in Finance, *magna cum laude*, from The George Washington University, Washington, D.C., February 1993.

High school diploma from Musselman High School, Bunker Hill, West Virginia, June 1989.

LICENSE: State of West Virginia Certified General
Real Estate Appraiser #CG335

State of Virginia Certified General
Real Estate Appraiser #4001016174

AQB CERTIFIED
USPAP
INSTRUCTOR#: 45560

FHA APPRAISER #: WVCG335

MEMBER: Metropolitan Regional Information System

APPRAISAL
EDUCATION: Successfully completed the following appraisal courses:

TESTED HOURS

Concepts and Principles of USPAP – An Instructor’s Perspective
Direct Capitalization of Income - 15 hours
Appraising the Farm Property - 15 hours
Highest and Best Use Analysis - 15 hours
USPAP (2000) - 15 hours
C-1: Basic Valuation of Income Property - 30 hours
O-S: Advanced Residential Upgrade - 30 hours
L1: Principles of Appraising - 30 hours
L2: Valuation Methods - 30 hours
L3: USPAP - 15 hours

CONTINUING EDUCATION

Current West Virginia Appraisal Issues Round Table – 7 hours
Appraisal of Owner-Occupied Commercial Properties - 7 hours
USPAP Instructor Recertification Course 2018-2019 – 4 hours
Appraisal of Fast Food Facilities -7 hours
Appraisal of Self Storage Facilities -7 hours
Residential Appraising: New Things to Think About – 7 hours
USPAP Instructor Recertification Course 2016-2017 – 4 hours
Appraisal of Fast Food Facilities -7 hours
West Virginia Appraisal Law – 3 hours
Defensible Appraisal Practices – 7 hours
2012 USPAP Update – 7 hours
Analyzing Operating Expenses – 7 hours
2010 USPAP Update – 7 hours
Eminent Domain and Condemnation – 7 hours
Subdivision Analysis – 7 hours
Appraising in a Changing Market – 7 hours
2008 USPAP Update – 7 hours
Mortgage Fraud – 7 hours
Litigation Skills for the Appraiser – 7 hours
Liability Management for Residential Appraisers – 7 hours
2006 USPAP Update – 7 hours
Understanding the 2005 URAR – 7 hours
Direct and Yield Capitalization – 14 hours
2004 USPAP Update - 7 hours
Residential Construction – 7 hours
Does My Report Comply with USPAP? – 7 hours
Real Estate Damages: Assessment & Testimony – 7 hours
Appraising the Oddball – 7 hours
FHA and The Appraisal Process - 7 hours
Data Confirmation & Verification Methods - 7 hours
Introduction to Review Appraisal - 10 hours
Introduction to Environmental Considerations - 10 hours
USPAP - 6 hours
Review Appraisal – 10 hours
BOCA Code – 10 hours
The New URAR - 10 hours

APPRAISAL
INSTRUCTOR:

Successfully taught the following appraisal courses:

QUALIFYING EDUCATION

Basic Appraisal Principles - 30 hours
Basic Appraisal Procedures - 30 hours
Residential Market Analysis and Highest & Best Use – 15 hours
Residential Site Valuation and Cost Approach – 15 hours
Residential Sales Comparison & Income Approaches – 30 hours
Residential Report Writing – 15 hours
Statistics, Modeling, and Finance – 15 hours
Advanced Residential Applications & Case Studies – 15 hours
Mastering Unique & Complex Property Appraisal – 20 hours

CONTINUING EDUCATION

2018-2019 7-Hour National USPAP Update – 7 hours
2016-2017 7-Hour National USPAP Update – 7 hours
2014-2015 7-Hour National USPAP Update – 7 hours
Foreclosures & Short Sales: Dilemmas and Solutions – 7 hours
Appraising Green Residences – 7 hours