

# APPRAISAL QUALIFICATIONS

## JO ANN APOSTOL

### PROFESSIONAL EXPERIENCE:

#### Deer Creek Appraisals (Jan 2007 – Present)

**Residential Appraiser/Owner** – Valuation and research on local residential real estate properties for refinance, purchase, new construction, relocation, foreclosure affordable housing properties, leasehold affordable housing and PMI reduction purposes. Specialized services regarding eminent domain appraisals, divorce reviews and appraisals, and appraisals for law suits. Specializing in mountain area appraisals including Park County, Summit County, Gilpin County, Clear Creek County and mountain area Jefferson County.

#### Kaplan Real Estate Education/Brightwood College/Kaplan Professional School/Jones College of Real Estate (Jan 2005 – Present)

**Appraisal Instructor** – Teach appraisal courses – licensing and continuing education including USPAP.  
**Curriculum Coordinator** – Design, edit, research and introduce curriculum topics and workbooks  
**Lead Appraisal Instructor** – Train, employ and evaluate staff instructors for quality and effectiveness.  
**Continuing Education Author** – Review, create, and develop continuing education courses

#### Valuescape, LLC (Jan 2008 – April 2008)

**Residential Staff Appraiser** – Valuation and research on local residential real estate properties for refinance, purchase, new construction, relocation, foreclosure affordable housing properties, leasehold affordable housing and PMI reduction purposes. Left company to pursue other career options and build personal business.

#### Rocky Mountain Valuation Specialists, LLC (2000 - 2007)

**Residential Staff Appraiser** – Valuation and research on local residential real estate properties for refinance, purchase, new construction, relocation, foreclosure, affordable housing properties, leasehold affordable housing and PMI reduction purposes. RMVS merged into Valuescape on 01/01/2008

#### Educator – Secondary Schools - Platte Canyon Schools (1998-2000), RMHA (1997-1998) Adams 12 Five Star Schools (1986-1997), Adams County District 50 (1989-1995)

**Math Teacher** – Planned, managed and taught in a 7<sup>th</sup> grade math classroom. Evaluated state standards and implemented their use in the classroom.

### EDUCATIONAL BACKGROUND:

#### Appraisal Education

Dec 2019 – Challenging Assignments for Residential Appraisers – The Columbia Institute  
Oct 2019 – USPAP Instructor Recertification Course – Appraisal Foundation - AQB  
Jan 2019 – 2019 Colorado Economic & Development Update – CO Chapter Appraisal Institute  
Dec 2018 – Realtor® Code of Ethics Training – National Association of Realtors®  
Jan 2018 – Colorado Economic & Development Update – CO Chapter Appraisal Institute  
Dec 2017 – How to Support and Prove Your Adjustments – OREP Education Network  
Oct 2017 – USPAP Instructor Recertification Course – Appraisal Foundation - AQB  
June 2017 – CDEI Renewal Course – IDECC Renewal  
Feb 2017 - Realtor® Code of Ethics Training – National Association of Realtors®  
Nov 2015 – Real Estate Finance, Statistics & Valuation Modeling – Appraisal Institute  
Nov 2015 – USPAP Instructor Recertification Course – Appraisal Foundation – AQB  
April 2015 – Navigating & Understanding Collateral Underwriter – Appraisal Institute  
April 2015 – Residential Applications: Using Technology to Measure and Support Assignment Results - AI  
Dec 2014 – Supervisor/Trainee Course Development – Colorado Division of Real Estate

Oct 2014 – CDEI Parts I & II – Principles of Good Practice – IDECC Distance Education  
 May 2014 – Supervising Appraisal Trainees – Appraisal Institute  
 April 2014 – The FHA Appraisal – US Dept of HUD – Denver Regional Office  
 Jan 2014 – USPAP Instructor Recertification Course – Appraisal Foundation - AQB  
 Oct 2013 – 2012-2013 7-hour USPAP Update Course – Kaplan Professional  
 Sept 2012 – Regression Analysis is Becoming Mainstream: Are you prepared? – Appraisal Institute  
 April 2012 – UAD Aftereffects – Appraisal Institute  
 Jan 2012 – Intro to Eminent Domain Appraisals – Colorado Department of Transportation  
 Jan 2012 – USPAP Instructor Recertification Course – Appraisal Foundation - AQB  
 June 2011 – NAR Ethics – National Association of Realtors  
 Jan 2010 – FHA – The FHA Appraisal  
 Jan 2010 – USPAP Instructor Recertification Course – Appraisal Foundation – AQB  
 October 2009 – Appraisal Institute – Business Practice and Ethics  
 Sept 2009 – Kaplan Professional Schools – 7-hr USPAP update  
 July 2009 – Appraisal Institute – Appraising Green Properties  
 Sept 2008 – Appraisal Foundation USPAP Instructor Certification Course  
 Aug 2008 – Transferable Development Rights Program - NCAREA  
 July 2008 – Appraisal Institute – Advanced Residential Report Writing Part 1 and 2  
 Nov 2007 – Kaplan Professional Schools – USPAP – 7-hr Update & 15-hour National Courses  
 May 2006 – Appraisal Institute - Advanced Residential Form & Narrative Report Writing  
 Dec 2005 – USPAP - 7hr Update  
 Jan 2005 – Jones Real Estate College – Instructor Training  
 Nov 2003 – Appraisal Institute – USPAP Update 2003 with Standards and Ethics for Professionals  
 Nov 2003 – Appraisal Institute – Business Practice and Ethics  
 June 2001 – CU Real Estate School – Certified Residential Appraisals  
 May 2001 – CU Real Estate School – Small Residential Income Properties  
 Aug 2000 – Appraisal Institute – Basic Appraisal Principles, Basic Appraisal Procedures, USPAP courses

**Metropolitan State College**

Bachelor of Science in Mathematics - emphasis on Education

Minor in Special Education

**University of Colorado at Denver**

Undergraduate Studies

**University of Wyoming**

Undergraduate Studies

**PROFESSIONAL LICENSES:**

1986 - Licensed Secondary Education Instructor – State of Colorado – expired  
 1999 - Licensed Registered Appraiser – State of Colorado  
 2002 – Licensed Appraiser – State of Colorado  
 2002 – Certified Residential Appraiser – State of Colorado – CR40020450 – expires 12/31/2021  
 2007 – HUD Approved Appraiser List – FHA  
 2008 – AQB USPAP Certified Instructor  
 2014 – Certified Distance Education Instructor - 67944

**PROFESSIONAL EXPERTISE:**

Appraisal of existing and proposed residential and commercial properties in El Paso, Teller, Douglas, Elbert, Jefferson, Summit, Arapahoe, Adams, Larimer, Boulder, Park, Weld, Eagle, Gilpin and Clear Creek counties in Colorado. Appraisal of commercial, residential, resort, small residential income, residential affordable housing, built-green residential and complex residential properties in the Denver Metropolitan area and mountains.

Appraisal competency in unique residential properties including earth ship, green building techniques, EnergyStar homes, Indoor Air-Plus program, Leadership in Energy & Environmental Design (LEED) homes,

concrete residential construction, forensic appraisal investigations, retrospective appraisal review, statistical analysis of forensic and current data and locational competency for unique locations.

Colorado Appraisal Subject Matter Expert – Kaplan Professional Schools – advised, coordinated, marketed, and managed appraisal related topics and studies for instruction and content in an education environment

Qualified as expert witness in Grand, Gilpin and Jefferson Counties, Colorado

### **Expert Witness Experience:**

Case # 2014 DR 31015 – In Re: the marriage of Simon and Simon, District Court, Jefferson County, Colorado. Retained by the respondent for dissolution of marriage and trust administration. Hearing where provided testimony May 2016.

Case # 2018 CV 33958 – Kentwood Matter lawsuit, District Court, Denver County, Colorado. Retained by the defendants for a lawsuit. No witness testimony provided Appraisal Review with value opinions. Case was settled

Case # 2018 CV 32792 – First Amendment Complaint, District Court, Denver County, Colorado. Retained by the Plaintiff. No witness testimony as the case settled. Provided Restricted Appraisal Report and disclosed as expert in case.

Case # 2018 CV 34181 – Diminution in Value due to asbestos contamination, District Court, Denver County, Colorado. Provided appraisal review, review and appraisal services. No expert witness testimony as the case settled. Disclosed as expert in case. Asher Ritmiller, Glade, Voogt Lord and Smith.

Case # 2018 CV 31932 – Valuation dispute, District Court, Adams County, Colorado. Provided appraisal services. Case settled no expert testimony.

Case # AAA 02-18-0002-6690, 6693, 6694, 6695 – Construction Defect Builder, District Court, Arapahoe County, Colorado. Provided appraisals on 4 properties two different times and appraisal review. Deposition 2020. Provided expert witness testimony April 2021. Burg Simpson

Case # 2018 CV Unknown – Construction Defect Builder, Boulder County, Colorado. Aided in cross examination of appraisals on 4 townhome buildings in Calmante Townhomes Superior – case settled in 2020. Burg Simpson

Case # 2019 CV 31217 – Value fabrication and defamation, Adams County, Colorado. Provided retrospective value 726 Lilac Ct, Brighton, CO. Case settled, no testimony. R. Scott Fitzke, PC, Shortridge & Fitzke, PC

Case # 2019 CV 030223 – Privacy and HOA regulations violations, District Court, Douglas County, Colorado. To date, provided deposition, trial set for late 2020. Appraisal with diminution in value due to privacy and view obstruction. Deposition, disclosed as expert, anticipated expert testimony.

Case # 2019 CV 31388 – Valuation Dispute, District Court, Arapahoe County, Colorado. Provided appraisal review and consultation for damages. No testimony, settled case in 2020. Webb Law Group.

Case # 2020 CV 30588 – Damages against real estate agent, District Court, Jefferson County, Colorado. Provided appraisals on two properties to assess initial damages. White and Steele, PC

Case # APR 2020-0002 – Colorado Board of Real Estate Appraisers v. Vigil, Office of Administrative Courts, provided USPAP consulting report and expert witness testimony. Christian Aggeler, Assistant Attorney General

### **INSTRUCTOR EXPERTISE:**

Qualifying Education courses instructed include Basic Appraisal Principles, Basic Appraisal Procedures, Market Analysis and Highest and Best Use, Sales and Income Approaches, Residential Report Writing, Site Valuation and Cost Approach, 15-hour USPAP, Advanced Residential Applications and Case Studies, Mastering Unique and Complex Appraisals, Residential Income Properties, and Sales Comparison Approach.

Continuing Education courses instructed include, but are not limited to, FHA Appraisals; The new Requirements, FHA Appraisals Forms and Guidelines, Intro to Appraising Green Properties, The New 2005 FNMA forms, Data Analysis in a Declining Market, Cover Your Fannie...Mae: Know the Guidelines, Appraiser's Guide to Appraisal Review, Crystal Clear Reporting, Avoid Appraiser Pitfalls

in Foreclosures, Short Sales and REOs, Toxic Appraisal, Appraisal Fraud, The Cost Approach – It's Not Obsolete, HVCC – Myths, Facts and Future, Protect the Public or Keep the Client: When Fraud Creeps In, Upon Further Review, Judge and Jury: What Would You Do?, 2011 Appraisal Industry Update, 2012 Appraisal Industry Update, 2013 Appraisal Industry Update, 2014/2015 Appraiser Market Pulse, Regression Analysis: Beyond a Reasonable Doubt, and 7-hour USPAP update.

Author experience includes course development of multiple continuing education offerings listed above. Co-authored Basic Appraisal Principles, Licensed level upgrade courses, National Supervisor and Trainee Appraiser course, Minnesota and New Mexico Specific Supervisor Trainee Courses, Applications and Case Studies for Supervisor and Trainee Appraisers, and Find the New Cheese: Introduction to Non-Lender Appraising

<b>PROFESSIONAL AFFILIATIONS:</b>
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**National Association of Realtors:** Appraiser Member

**Colorado Association of Swimming Officials:** CASO since 1982

### **Continuing Education Taught**

Following courses were presented to live classrooms. Dates are based on approvals in Colorado for Kaplan Professional Schools, Jones College, Brightwood College/Virginia College and/or Kaplan Real Estate Education

- 2005-2006 - The New 2005 FNMA forms – Jones Real Estate College – 7 hours
- 2008 - 2010 - Data Analysis in a Declining Market – Jones Real Estate College – 7 hours
- 2011 – 2012 - Cover Your Fannie...Mae: Know the Guidelines, 2<sup>nd</sup> Edition 2013-2016 – 7 hours
- 2011 – 2013 - Appraiser’s Guide to Appraisal Review – Kaplan Professional Schools – 7 hours
- 2008 – 2011 - Appraisal Fraud... One Step over the Line - Kaplan Professional Schools – 3.5 hours
- 2008 – 2011 and 2012-2015 – The Cost Approach – It’s Not Obsolete – 7 hours
- 2009 – 2012 - HVCC – Myths, Facts and Future – 4 hours
- 2011 – 2014 – Protect the Public or Keep the Client: When Fraud Creeps In – 3.5 hours
- 2011 – 2014 – Supervising Trainee Appraisers – What is significant – 3.5 hours
- 2012 – 2015 – Upon Further Review – 7 hours
- 2011 – 2012 - 2011 Appraisal Industry Update – 7 hours
- 2012 – 2013 - 2012 Appraisal Industry Update - 7 hours
- 2013 – 2014 - 2013 Appraisal Industry Update – 7 hours
- 2014 – Present – Appraising Distinctive Residential Properties – 7 hours
- 2014 – Present – Appraisal Inspection: It’s Black, White and Shades of Gray – 7 hours
- 2013 – Present – Regression Analysis: Proving Beyond a Reasonable Doubt – 7 hours
- 2014 - Present – Division of Real Estate Appraisers’ Trainee and Supervising Appraiser Course – 4 hours
- 2013 – Present – Making Adjustments in an Appreciating Market: 12 Proven Strategies – 7 hours
- 2008 – Present – 7-Hour National USPAP Update Course, by version appropriate per year – 7 hours
- 2016 - Present - The Tiny House: Is it a Phase or Craze – 4 hours
- 2016 - Present – Appraising Today’s Energy Efficient Homes – 7 hours
- 2016 – Present – Residential Appraisal Review and Compliance Course – 7 hours
- 2015 – Present - How to Measure Real Property – 4 hours
- 2014 – Present – Introduction to Litigation and Expert Witness Testimony – 7 hours
- 2018 – Present – Market Pulse: What’s Trending Now – 4 hours

### **Qualifying Education Taught**

- 2005 – 2008 – Appraisal 101, 102, 103, 104 – Initial required education pre-2008 requirements – 75 hours
- 2006-2008 - License upgrade courses for Licensed, 15-hour, and Certified Residential, 15-hour – Jones Real Estate College
- 2008 – Present – Basic Appraisal Principles and Basic Appraisal Procedures – 30 hours each course
- 2008- Present – 15-hour National USPAP Course

**Licensed Upgrade Courses Approved through Course Approval Program  
Beginning in 2008 to Present**

Residential Report Writing – 15 hours

Residential Site Valuation and Cost Approach – 15 hours

Residential Market Analysis and Highest and Best Use – 15 hours

Residential Sales and Income Approaches – 30 hours

**Certified Residential Upgrade Courses Approved through CAP  
Beginning in 2011 to Present**

Statistics, Modeling and Finance – 15 hours

Advanced Residential Applications and Case Studies – 15 hours

Mastering Unique & Complex Properties – 20 hours

**Courses Co-authored and Taught**

2008 – Present - Basic Appraisal Principles – Dearborn Real Estate/Kaplan  
Professional

2008-2011 - FHA Appraisals Forms and Guidelines

2009-2011 - Appraising Green Properties

2011- 2014 - FHA Appraisals; The new Requirement, renewed 2014-2017

**Courses Authored and Taught**

Courses listed based on Colorado approval dates, but offered out of the Minnesota  
and New Mexico campuses and some approved for On-Demand

2010 Authored – Approved 2011-2014 - Crystal Clear Reporting

2011 Authored – Approved 2012-2015 - Avoid Appraiser Pitfalls in Foreclosures,  
Short Sales and REOs

2011 Authored – Approved 2012-2015 - Toxic Appraisal

2014 Authored – Approved 2014-2015 - 2014/2015 Appraiser Market Pulse

2013 Authored – Approved 2014 – 2017 - Judge and Jury: What Would You Do?

2014 Authored – Approved in Minnesota, New Mexico and for On-Demand -  
National Supervisor and Trainee Appraiser course

2014 Authored to accompany the national course offerings - Minnesota and New  
Mexico Specific Supervisor Trainee Courses

2014 Authored – Approved in Minnesota and On-Demand - Applications and Case  
Studies for Supervisor and Trainee Appraisers

2013 Authored – Approved 2015-2018 - Find the New Cheese: Introduction to Non-  
Lender Appraising

2017 Authored – Approved 2017 – Alternate Valuation Methods: How to be  
Incredible

2017 Authored – Approved 2017 – Identity Crisis: Determining Architectural Style

2017 Authored – Approved 2017 – Analyzing Market Trends Using Excel

**Articles written:**

Top 9 Appraisal Industry Trends for 2019 – Kaplan Appraisal Resources blog Feb 12, 2019 -

<https://www.kapre.com/resources/appraisal/real-estate-appraisal-trends>