

Vicki L. Wimberly

Certified General Appraiser - CG1317632 – Expires 12/31/2019

Associate Broker – 100036006 – Expires 6/09/2020

9148 William Cody Dr.

Evergreen, CO 80439

Mobile Phone: 303-210-8577

Summary of Qualifications/Appraisal:

- Associate Real Estate Broker since June 2011
- Arapahoe County Board of Equalization Hearing Officer - Tax Appeals - Since 2015
- Jefferson County Board of Equalization Hearing Officer – Tax Appeals - Since 2011
- Jefferson County Arbitrator – Tax Appeals – Since 2012
- Boulder County Board of Equalization Hearing Officer – Tax Appeals, Abatements - Since 2012
- Boulder County Arbitrator – Tax Appeals – Since 2017
- Broomfield County Board of Equalization Hearing Officer - Tax Appeals - Since 2017
- Certified General Appraiser since November 2009
- Certified Residential Appraiser since 1993
- Licensed Appraiser since 1988
- Involved with the bi-annual reappraisal for the City and County of Denver since 1987 - ensured work is in compliance with guidelines established by the State Division of Property Taxation
- Developed and implemented parameters for the MRA (multiple regression analysis) statistical program to apply values on a mass appraisal basis since 1987
- Supervised and reviewed appraiser for four Certified Residential Appraisers since 2007
- Provided expert witness testimony before the Colorado State Board of Assessment Appeals, Denver County Board of Equalization, Denver Board of County Commissioners, and Arbitration Hearings
- Supervised the defense of valuation at all levels of appeal
- Ensured application of appraisal theory and methodology to property as stated in the Uniform Standards of Appraisal Practice and Colorado Revised Statutes

Experience:

County Board of Equalization – Hearing Officer

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| October 2011 to present | Jefferson County Board of Equalization | Golden, CO |
| August 2012 to present | Boulder County Board of Equalization | Boulder, CO |
| August 2015 to present | Arapahoe County Board of Equalization | Littleton, CO |
| August 2017 to present | Broomfield County Board of Equalization | Broomfield, CO |

- Conducted tax appeal hearings on various property types in Jefferson County, Boulder County, Arapahoe and Broomfield Counties
- Conducted tax appeal Arbitration hearings on residential property in Jefferson County and Boulder County
- Conducted abatement hearings on residential property for Boulder County
- Analyzed data relative to market value (some income and cost analysis)
- Ruled on final value for tax year based on testimony and evidence presented by Assessor and Petitioner for above counties

Associate Broker – Realtor

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| June 2011 to present | Coldwell Banker Residential Brokerage | Evergreen, CO |
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Real Property Appraiser Supervisor

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| 2007-May 1, 2011 | Denver County Assessor’s Office | Denver, CO |
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- Full performance first-line supervisor for four real property appraisers and one real property data collector;
- Personal accountability for carrying out the work objectives (bi-annual reappraisal/ad valorem) for all condominiums and rowhomes in the City and County of Denver – approximately 60,000 properties;
- Establishes market values that conform to statutory guidelines for properties assigned to the Attached Housing Team;
- Maintained accountability for policies and procedures used in the derivation of property values;
- Monitored and resolved employee personnel issues according to Assessment Division policies and procedures and Career Service Authority Rules;
- Conducted hiring interviews and selects candidate(s) for job openings;
- Developed performance enhancement plan, documents performance, provides performance feedback and formally evaluated the work of assigned appraisers;
- Developed and implemented training and development plans and opportunities for subordinate staff;

- Documented causes for disciplinary action and initiates letters of reprimand. Made formal recommendations for disciplinary action; responded to employee grievances;

Real Property Appraiser Specialist (2002-2005 Condominiums and Townhomes / 2005-2007 Commercial Properties)

2002-2007

Denver County Assessor's Office

Denver, CO

- Designed, performed, analyzed and interpreted appraisal studies using applicable state statutes, regulations, guidelines, and standard appraisal practices. Used the USPAP to ensure appropriate appraisal requirements are incorporated into assigned activities;
- Coordinated appraisal studies and/or operations;
- Trained new employees and assisted in checking work of other employees for various appraisal projects, including database information collected and appraisal reports;
- Obtained and interpreted blueprints of complex new construction and renovation projects and plans, organized and performed on-site inspections to verify physical characteristics of land and buildings;
- Analyzed and interpreted data such as cost of construction, market comparison, complex income and expense statements, financial and investment data, industry studies and publications, depreciation, and property sales to determine correct valuation for all property classes assigned;
- Developed narrative appraisal reports for large, complex properties for presentation at various appraisal boards; such reports to conform to the standards set forth in the USPAP and Colorado Revised Statutes;
- Assisted taxpayers, developers, and other agencies and organization to obtain real estate information; estimated value for proposed projects and provided explanations of appraisal methods, statues, and procedures;
- Served as a resource for appraisal staff on appraisal issues, methodology, and property types;
- Prepared reports utilizing a variety of statistical and software, according to guidelines established by the Appraisal Standards Board;
- Received and analyzed property valuation appeals, prepared testimony, and presented evidence to the various appeal boards;

Associate/Staff/Senior Real Property Appraiser

1985-2002

Denver County Assessor's Office

Denver, CO

- Worked on Residential and Multi-Family Teams performing full market appraisals; this consisted of single family residential detached homes, row homes, condominiums, and small and large apartment properties.
- Analyzed and interpreted data such as cost of construction, market comparison, and income-producing potential; This included reviews of complex income and expense statements, leases, depreciation, and property sales to determine correct valuation for all property classes assigned;
- Designed, performed, analyzed, interpreted, and documented appraisal studies for varied and complex property types;
- Prepared full narrative appraisal reports and presented oral presentations at various hearing boards in support of the appraised value;
- Assisted taxpayers, developers, and other real estate professionals in obtaining real estate information; explained basis for appraised values;
- Received and analyzed property valuation appeals; prepared testimony and presented evidence before the various Colorado appeal boards;
- Performed on-site inspections to verify physical characteristics;
- Verified sales for arms-length and non-arms length transactions;
- Researched and collected data for database inventories and new construction, cuts/combinations, and demolitions;

Certificates/Licensures

Associate Broker

June 2011

Certified General Appraiser

June 1985

Certified Mountain Area Specialist (CMAS)

November 2009

Senior Real Estate Specialist (SRES)

August 2014

Accredited Buyers Representative (ABR)

November 2015

Education:

Regis University - Denver, CO

Bachelor's Degree – April, 2005

Major – Business Communication

References:

| Name | Type of Reference | Title | Company | Phone # |
|-----------------|--------------------------|--------------------------|---------------------------|----------------|
| Keith Erffmeyer | Professional | Deputy Assessor | Denver County Assessor | 720-913-4060 |
| Tom Moore | Personal | High School Math Teacher | Wheatridge High School | 303-435-3863 |
| Chris Courtney | Professional | CBOE appeals Coordinator | Jefferson County Assessor | 303-271-8918 |