

Resolution No. R-023- 111

**THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO**

**RESOLUTION APPROVING A LIST OF ARBITRATORS FOR PROPERTY
VALUATION APPEALS FROM DECISIONS OF THE DOUGLAS COUNTY BOARD
OF EQUALIZATION.**

WHEREAS, pursuant to § 39-8-108 and § 39-8-108.5, C.R.S., a taxpayer is authorized to submit to binding arbitration an appeal from a decision of the Board of Equalization; and

WHEREAS, pursuant to § 39-8-108.5, C.R.S., the Board of County Commissioners (“BOCC”) is required to develop a list of persons who shall be qualified to act as arbitrators of property valuation disputes; and

WHEREAS, such list is to be kept in the office of the County Clerk and Recorder; and

WHEREAS, the persons on such list shall be, in addition to any other qualifications deemed necessary by the Board, experienced in the area of property taxation, be registered, licensed, or certificated pursuant to part 7 of article 61 of title 12, C.R.S., and be any one of the following: an attorney licensed to practice law in the State, an appraiser who is a member of the institute of real estate appraisers or its equivalent, a former county assessor, a retired judge, or a licensed real estate broker; and

WHEREAS, such persons must not have represented any taxpayer in any matter relating to the protest and appeal of property valuation or to the abatement or refund of property taxes in Douglas County, Colorado, in the years 2023 and/or 2024; and

WHEREAS, the BOCC desires to approve a list of persons who shall be qualified to act as arbitrators of property valuation appeals from decisions of the County Board of Equalization (“CBOE”); now, therefore,

BE IT RESOLVED by the Board of County Commissioners of the County of Douglas, State of Colorado, that the following persons, who are registered, licensed, or certificated pursuant to part 7 of article 61 of title 12, C.R.S., and are experienced in the area of property taxation or attorneys licensed to practice law in the State of Colorado, are hereby approved as arbitrators to conduct hearings pursuant to the provisions of § 39-8-108.5, C.R.S.:

Bonnie Roerig (Commercial)

Daisy Glassburn (Residential)

Debra Ann Baumbach (Residential and Commercial)

Doug Agne (Residential and Commercial)

Duane Meyer (Residential)

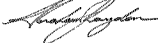
Jennifer Stompor (Residential)
Karen Hart (Residential and Commercial)
Vicki Wimberly (Residential)

BE IT FURTHER RESOLVED that said arbitrators shall be compensated in the amount not to exceed \$150 per case for arbitration hearings concerning residential property and in the amount not to exceed \$250 for arbitration hearings involving non-residential properties, unless some other agreement among all parties has been made prior to employment of the arbitrator.

PASSED AND ADOPTED this 7th day of November, 2023, in Castle Rock, Colorado, Douglas County, Colorado.

**THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO**

BY:


DocuSigned by:

7322EA9F8A95429

ABE LAYDON, Chair

DS



ATTEST:

DocuSigned by:

7DCE6DB0E8A540B

ROBERTA NELSON, Clerk to the Board

2023 - 2024
ARBITRATORS

Bonnie Roerig (Commercial)

Daisy Glassburn (Residential)

Debra Ann Baumbach (Residential and Commercial)

Doug Agne (Residential and Commercial)

Duane Meyer (Residential)

Jennifer Stompor (Residential)

Karen Hart (Residential and Commercial)

Vicki Wimberly (Residential)

Summary of Experience and Qualifications – Bonnie D. Roerig, MAI

1. Memberships:

Appraisal Institute:

Designated MAI in November 1981
Executive Committee, 1995–1996
Board of Directors, 1995–1996
Finance Committee, 1995
National Planning Committee, 1994–1995
General Appraiser Board, 1992–1996; Vice–Chair 1994; Chair for 1995 and 1996
Regional Member — Ethics Administration Division, Region II, 1992–1995
Assistant Regional Member – Ethics Administration Division, Region II, 1988–1992
General Demonstration Reports Subcommittee, Chair 2000–2002; Vice–Chair, 1999, Member 2003–04
Demonstration Appraisal Grading Panel – 2005–2007
General Admissions Committee, 2000–2002
Non–Residential Demonstration Reports Subcommittee — 1985–1990. Co–Vice Chair, 1987–1990
Board of Examiners — Appraisal Reports, 1987–1990
Instructor Subcommittee, 1998–1999
Qualifying Education Committee, 1999–2002; Vice–Chair, 1999
Appraisal Journal Editorial Subcommittee, 1999–2001; Chair and Editor–in–Chief, 2002–2003
Educational Publications Committee, 2002–2003
Region Finance Officer, Region II – 2005–2007
Member, Leadership Development and Nominating Committee, 2007–2008

Colorado Chapter of the Appraisal Institute:

Recipient of Distinguished Service Award, December 1996
President, 1990
Vice–President – President–Elect, 1989
Secretary–Treasurer, 1988
Board of Directors, 1985–1991
Co–Chairman, Admissions Committee, 1983–1984

International Right–of–Way Association, Mile Hi Chapter 6

Education Committee, 2002–2006
Recipient of Helen C. Peck/Frances Reisbeck Memorial Award, March 2005
Treasurer, 2007

Educational Council of Appraisal Foundation Sponsors

Examination Committee, 2004–2006

2. Business Affiliations:

Owner, Bonnie Roerig & Associates, LLC, Real Estate Analysts and Value Consultants, since January 1988.
Full Partner, Baughar–Roerig & Associates, August 1982 through December 1987.
Full–time real estate appraisal work since 1970, Denver–Boulder area and throughout Colorado.

3. Experience:

- a) Appraisals throughout metropolitan Denver and in various locations in Colorado since 1970.
- b) Extensive commercial, industrial, office, and vacant land appraisal experience.
- c) Valuation studies and appraisals in conjunction with eminent domain proceedings since 1974.
- e) Qualified as expert witness in various District and County Courts.
- f) Appraisal review and appraisal consultation.
- g) Fundamental market analysis studies.
- h) Instructor, Appraisal Institute, USPAP, and various seminars.
- i) Instructor and course developer, general demonstration report writing seminar, Appraisal Institute
- j) Subject Matter Expert, Appraiser Qualifications Board, Appraisal Foundation
- k) Appraisal Foundation AQB Certified USPAP Instructor (No. 10334), 2003–2008
- j) Contract investigator for Colorado Board of Real Estate Appraisers, 2007

4. Education:

- a) Bachelor of Arts in Speech Arts, 1968
- b) Master of Arts Degree in Communication Arts, 1971
- c) Appraisal Institute/American Institute of Real Estate Appraisers:
 - Course I-A, Basic Appraisal Principles – Methods and Techniques
 - Course I-B, Capitalization – Theory and Techniques
 - Course 310, Basic Income Capitalization
 - Course 520, Highest & Best Use and Market Analysis
 - Course 530, Advanced Sales Comparison and Cost Approaches
 - Course 540, Report Writing and Valuation Analysis
 - Course 705, Litigation Appraising, Specialized Topics and Applications
 - Course IV, Condemnation
 - Course VI, Investment Analysis
 - Feasibility Workshop Seminar
 - Uniform Standards of Federal Land Acquisitions Seminar
 - Affordable Housing Valuation Seminar
 - Course II, Urban Properties
 - Courses 410, 420, 430, Standards of Professional Practice, Parts A, B, & C
- d) Continuing education requirements of the Appraisal Institute have been met.
- e) Colorado State General Certified Appraiser, No. CG01313395, continuing education current
- f) Concepts and Principles of USPAP, An Instructor's Application, The Appraisal Foundation, 2003
- g) Appraising Conservation Easements & Case Studies, ASFMRA, 2005
- h) Integrating Appraisal Standards, IRWA, 2005

5. Appraisal and Consulting Clients:

Adams County	Front Range Airport
Apple Computer, Inc.	GSA – Public Building Services
Arapahoe County	Guaranty Bank and Trust Co.
Bank of Boulder	Horan & McConaty Family Funeral Services
CDH Associates, LLC	Howard Electric Company
City of Aurora	International Harvester Company
City of Arvada	International Paper Company
City of Black Hawk	ITT Grinnell
City of Boulder	Jefferson County
City & County of Denver	KWAL Paints, Inc.
City of Estes Park	Montegra Capital Resources, Ltd.
City of Englewood	Mountain States Bank
City of Fort Collins	Murphy Creek Metropolitan District
City of Lakewood	Parker Water & Sanitation District
City of Littleton	Pioneer Centres
City of Westminster	Regional Transportation District
Colorado Department of Transportation	SCI Management Corp.
Colorado Housing Finance Authority	St. Joseph's Hospital
ConocoPhillips	Southeast Corridor (T-Rex)
Community First National Bank	Stewart Title Guaranty Co.
Compass Bank	U.S. Postal Service
Denver Public Schools	United Steel Workers of America
Denver Urban Renewal Authority	Upland Industries Corporation
Denver Water Board	Urban Drainage and Flood Control
E-470 Public Highway Authority	Vectra Bank Colorado, N.A.
Englewood Downtown Development Authority	Various Private Clients
Federal Deposit Insurance Corporation	



**Daisy Glassburn
Certified Residential Appraiser**

Over 20 years experience in in various capacities within the residential appraisal industry.

- **FHA approved**
- **Expert in valuation methods, data-analysis, and accuracy in risk assessment**
- **Value in prompt & professional communication with clients & borrowers**
- **Extensive knowledge in appraisal software and navigation of local market database systems**
- **Excellent oral and written communication skills with a variety of professionals, & public**
- **Strong contributor to team effort and easy to work with**
- **Open to new ideas/strategies, and appreciative to constructive criticism**
- **Thrive on maintaining productivity without compromising quality or ethics**
- **Resourcefulness and good judgment in collecting sales, cost income, and other economic data**
- **Reliable, honest, and unbiased**

WorkHistory

- **BOE Hearings Officer** **Board of Equalization** **Seasonal, in various counties**
- **Owner, Appraiser** **DC Appraisers 2004 – Current**
- **Senior Reviewer** **First Valuation 2011 – 2012**
- **QC Specialist** **Allonhill 2010 – 2011 & Stewart Lending during Fall of 2013**
- **Appraiser** **Lofland Appraisal Offices 1998 – 2008**

Education

Initial Appraisal Course Work / Colorado University At Boulder 1999

Various examples of completed continuing education:

- **Expert Witness 2019**
 - **FHA Handbook 2019**
 - **USPAP 2019**
 - **Introduction to Tax Assessment 2018**
- ❖ **Ongoing, state required continuing education consisting, of a minimum of 28 hours every two years.**

Debra Ann Baumbach

6562 S. Xenophon Street

Littleton, CO 80127

(303)932-9914 email: debbie@thebaumbachs.com

Profile:

Real Estate Appraiser

Education:

Riverside City College General Course Work 1974-1977

CU Boulder, Appraisal classes to obtain License 1993

Continuing Education since 1994 to retain Real Estate Appraisal License

Skills:

My experience covers approximately thirty-one years of appraisal and management experience. I have experience appraising for large banks, lenders, private equity firms, estate, forensic appraisals. My experience covers assisting and analyzing fraud trends in appraisal transactions for banks and lenders. I have served on the Colorado Board of Assessment Appeals since 1999.

Experience

Appraiser Precision Appraisal 1995 to Present(semi-retired) 6562 S. Xenophon Street, Littleton, CO 80127 (303)932-9914

Duties including researching and analyzing data in performing real estate appraisals for financial institutions.

Board Member Colorado State Board of Assessment Appeals 1999 to 2021 1313 Sherman Street, Denver CO 80203 (303)864-7710

Serve as a Board Member in hearing tax appeals filed by property owners regarding valuations assessed by the County Assessor.

Appraiser TRW/SMS 777 Grant Street, Denver, CO 80203 (closed)

Duties include develop, evaluate and implement policies related to the business management of SMS. Research and analyze data in supporting staff appraisers and gaining experience in obtaining my appraisal license.

References:

Ms. Karen Hart Arapahoe County Assessor's office 303-243-1389

P.O. Box 191

Kiowa CO 80017

Jim Riss Re/Max Professionals 303-589-4507

8500 W Bowles Ave #100

Littleton CO 80123

Mike Barker Computer Analyst 720-308-8693

6578 S Xenophon Street

Littleton, CO 80127



Douglass P. Agne, MAI

Education

1991 Bachelor of Science, Marketing, University of Nebraska
1997 Master of Science, Occupational Therapy, Colorado State University

Appraisal Experience

2008-Present **Pinnacle Valuation & Consulting LLC**, Lakewood, Colorado;
Appraiser, Owner
Consulting and valuation of a broad range of real property types including office, retail, land, industrial, residential, and special use properties. Analysis and valuation in the role of litigation support.

2001-2008 **DYCO Real Estate, Inc.**, Lakewood, Colorado;
Staff Appraiser, Vice President
Valuation of a various real property types including office, retail, land, industrial, residential, and special use properties.

Memberships and Licensure

MAI Designated Member of Appraisal Institute (#434677)
Certified General Appraiser, State of Colorado #CG40027710

Expert Witness Testimony

Jefferson County District Court, Case #2012-CV-3890
Douglas County District Court, Case # 2007-CV-2069
Denver County District Court, Case # 05 CV 5762

Appraisal and Related Courses and Seminars Completed

15-hour National USPAP
Business Practices and Ethics
Advanced Income Capitalization- 510
Highest & Best Use and Market Analysis- 520
Advanced Sales Comparison and Cost Approaches- 530
Report Writing and Valuation Analysis- 540
Advanced Applications- 550
Argus Discounted Cash Flow Seminars
Business Law
Various Economics Courses- Micro and Macro
Various Finance Courses

Douglass P Agne
3186 South Pierce Street
Lakewood, CO 80227

State of Colorado
Department of Regulatory Agencies
Division of Real Estate



Board of Real Estate Appraisers



Marcia Waters

Director: Marcia Waters

License #: CG40027710

Status: Active

Expires: 12/31/2024

For the most up to date information regarding this credential, visit <http://dora.colorado.gov/dre>

Duane Joel Meyer
7803 Rampart Way
Littleton, CO 80125
720-785-3727
duanemeyer@q.com

PROFESSIONAL OBJECTIVE

Further my career as a certified residential appraiser.

QUALIFICATIONS

- 25+ years of experience in residential appraisal.
- Exceptionally well organized; strong work ethic
- Willingness to work hard to achieve objectives, meet deadlines, and exceed expectations.
- Proficient in Total by a la mode, Total Sketch, CoreLogic Matrix, Realist, Excel

PROFESSIONAL EXPERIENCE

Duane Meyer Appraisals, Littleton, CO

August 2014 – Present

Duties include all aspects of managing a successful fee appraisal company.

Douglas County Assessors Office, Castle Rock CO

January 2008 – July 2014

Residential Appraiser: Duties include supervision of 3 appraisers, State Level Appeals, taxpayer assistance, property inspections, data entry, productivity tracking, report preparation while using Excel, Word, Access, Multiple Regression Analysis, and Outlook.

Duane Meyer Appraisals, Littleton, CO

January 2004 – Dec. 2007

Duties include all aspects of managing a successful fee appraisal company.

Guaranteed Appraisal Services, Littleton, CO

March 1998 – January 2004

Duties include property inspections, setting appt. with homeowners, data research, report generation, billing & collections.

EDUCATION

B.S., 1992, Minnesota State University (Moorhead State University), Moorhead, MN
Major: Business Administration, Concentration: Marketing, Management, Finance.

Recent Related Education:

A Brief Stroll Through America's Architecture – Calypso – 12/06/2021
FHA Site Inspection – Calypso – 12/02/2021
7-Hour Equivalent USPAP Update Course – Calypso – 11/30/2021
Cost Approach & Land Valuation – Calypso – 9/5/2021
FHA Appraisal Standards – OREP – 12/26/2019
Valuation for Solar Photovoltaic Systems – CMP Appraisal – 9/7/2019
How to adjust for Concessions – THI - 07/02/2019
Defining Market Value – THI - 06/25/2019
Stats, Graphs, and Data Science – Valuemetrics – 10/15/18 & 10/16/18
Choosing Supportable Comparables, Parts 1 & 2, THI – 5/22/18 & 5/24/18
7-Hour National USPAP 2016-2017 AI Update Course – 12/18/17
7-Hour National USPAP 2018-2019 Update Course – 12/12/17
Residential Property Inspection for Appraisers – AI - 12/3/17
How to Support and Prove Your Adjustments – THI, 05/8/16
Persistent Appraisal Failures – THI - 1/22/2016
The New FHA Handbook 4000.1 – 12/10/15
Demography Conference Training – 11/10/15
Accurate Sketching Made Easy – Alamode – 8/15/14
Controlling your Data with Total – Alamode – 8/15/14
Developing a Compliant Report Using Total – Alamode – 8/14/14
Judge and Jury: What would you do? – Kaplan – 4/15/14
Toxic Appraisal – Kaplan – 3/25/13
Overview of Multiple Regression Analysis (MRA) – 4/10/12
Appraisers Guide to Appraisal Review – Kaplan – 1/25/12

Jennifer Stompor
Certified Residential Appraiser

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/Application; 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; ExcellerateHRO 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: Active member and past 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.

KAREN E. HART,
Certified General Appraiser
11554 Spur Place Kiowa, CO 80117
303-243-1233
jkh125455@gmail.com

PROFESSIONAL EXPERIENCE:

Retired from Arapahoe County December 1, 2022

Arapahoe County Assessor's Office (2011-2022)

Branch Manager/Land Supervisor – Responsible for the valuation of vacant land including discounted subdivisions, and agricultural property values and classification for Arapahoe County. Prepare and supervise vacant land and agricultural assessment appeals for the Arapahoe County Board of Equalization, State Board of Assessment Appeals, and arbitration. Prepare and implement procedures for valuation and classification of vacant land and agricultural properties. Supervise residential appraisers in the branch office, assist with residential valuations as needed.

Independent Appraiser (1999 to 2009)

Commercial fee appraisal - Broad-based experience in a variety of diverse agricultural, commercial and industrial property types, including specific expertise in vacant land, special purpose properties, and other diverse property types; Geographic assignments include all of the Colorado Front Range with concentration on Elbert and Douglas County locations.

Residential fee appraisal - Valuation of residential properties located in the Denver Metro Area, including appraisal reviews.

Valuation services for the Elbert County Assessor regarding commercial property mass appraisal valuation, including sales confirmation, commercial land valuation, all three approaches to value for improved properties, and statistical analysis. (2000)

Consulting services for the Douglas County Assessor regarding the mass appraisal valuation of agricultural lands according to the income approach, including discovery of ten-year income and expense data, classification of properties, and field inspections. Additional assignments included the hearing and determination of real property appeals for agricultural, residential, and vacant land properties, including preliminary market and cost analysis. (2001-2002)

Rocky Mountain Valuation Specialists, LLC. (2001-2002)

Commercial Appraiser - Broad-based experience in a variety of diverse agricultural, commercial and industrial property types, including specific expertise in vacant land, special purpose properties, and other diverse property types; Geographic assignments included all of the Colorado Front Range. Duties also included deposition testimony regarding prepared appraisals when requested.

Elbert County Government (1979 to 2000)

Elbert County Assessor 1991-1999, Deputy Assessor 1984-1990, Member of the Personnel Board, Computer Coordinator, Treasurer Office; Progressively greater responsibilities in all facets of property appraisal and assessment procedures. Responsible for the implementation of Computer Assisted Mass Appraisal (CAMA) systems for the valuation of commercial and agricultural outbuildings, as well as the initiation of GIS mapping. Personally valued all vacant land and processed all statistical data and analysis for all types of property. Conducted appraisal reviews and coordinated the efforts of thirteen staff members. Processed assessment appeals including the County Board of Equalization, State Board of Assessment Appeals, and arbitration. Prepared all statutorily required assessment reports. Testified before Colorado State Legislature Committees regarding proposed property tax legislation. Elbert County became the second fastest growing county in the state during tenure as Assessor. Experience with Elbert County included approximately 18 months in the Treasurer's office performing daily treasurer and public trustee tasks, and two years as a Computer Coordinator preparing computers for Y2K updating, daily technical support to various county office staff, and telephone system maintenance.

STATE BOARD OF ASSESSMENT APPEALS:

Appointed Member by Governor 1999-2011
Chairman of the Board 2000-2011

PROFESSIONAL DESIGNATIONS:

Colorado Board of Real Estate Appraisers
Colorado Certified General Appraiser
Appraiser #CG1318194, Certified through December 31, 2023

COLORADO ASSESSOR'S ASSOCIATION:

Executive Board Member 1993-1994
Chairman District 6, Metro District 1993-1994
Chairman Forms Sub-Committee 1991-1993
Member of the following Committees:
Agriculture, Education, Legislative, Oil and Gas
Assessment Issues Sub-Committee
Member Joint Task Force on Agricultural Land Classification 1992-1993

Awards:

Distinguished Service Award 1992

Colorado Association of Tax Appraisers:

President 2018-2021
First Vice President 2016
Second Vice President 2015, 2017
Board Member 2014

EXPERT APPRAISAL WITNESS:

Qualified as an expert witness before the **Colorado State Board of Assessment Appeals.**

RELATED EDUCATIONAL BACKGROUND:

Arapahoe and Pikes Peak Community Colleges:

Field of study: Accounting and Computer software applications

International Association Of Assessing Officers:

Fundamentals of Real Property Appraisal
Income Approach to Valuation
Restructuring Income & Expense Statements
Development and Writing of Narrative Appraisal Reports
Appraisal of Land
Mass Appraisal of Residential Property
Valuation of Agricultural Properties
Standards of Practice and Professional Ethics Workshop
Planning an In-House Revaluation Program Workshop

Colorado Association of Tax Appraisers:

Business Valuation	Limited Market Valuation
Colorado Water Law I & II	Logic & Critical Thinking of Appraising
Contaminated Property	National USPAP Update
Going Concern Valuation	Appraising Properties in a Disaster...
Residential Appr Forum	The Assessor's Cadastre
Commercial Appr Forum	Reading Blueprints

Marshall & Swift We Love the Cost Approach
Assessment, Statistics and Excel
Assmt & Workflow & Technologies Post Covid 19
Understanding Conservation Easements Valuation

Division of Property Taxation:

Assessment Administration Education:

Introduction to Assessment	Assessment Appeals Process
Administration I	Certification to Taxing Entities
Administration II	Property Classification Workshop
Abstract Compliance	Office Procedures
Advanced Title Conveyance	Tax Increment Financing
Abatement Processing	Ownership/Legals/Mapping

Assessment Valuation Education:

Advanced Income	Gross Rent Multipliers
Agriculture Land Valuation	Agricultural Land Classification
Income Approach to Value	Possessory Interests
Commercial Appraisal	Land Valuation
Complex Residential Properties	Narrative Report Writing
Condominium Valuation	Personal Property
Discounted Cash Flow	Residential Appraisal
Hotel/Motel Valuation	Standards and Ethics
Golf Course Valuation	Statistics
Valuation of Rural Structures	Vacant Land Discounting
Financing and Time Adjustments	Renewable Energy
Capitalization Rate Development	Natural Resources
Bed and Breakfast Valuation	Severed Minerals

Workshops:

Anomalies in the Market Place	Presenting Your Best Case
Real Estate Court Decisions	Introduction to State Assessed
Exceptional Homes	Sales Confirmation
Government Assisted Housing	Intervening Year Analysis
Valuation of Homeowner Associations Properties	

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

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

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

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 Erfmeyer	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