

# QUALIFICATIONS AND EXPERIENCE

**JOHN R. TRUEMAN, MAI, SRA**

**SENIOR APPRAISER**

## **EDUCATIONAL BACKGROUND AND TRAINING**

University of Minnesota, B. S., Business, 1968

Appraising Real Property, Society of Real Estate Appraisers, Macalester College, 1975

Narrative Report Writing, Society of Real Estate Appraisers, 1976

Senior Residential Appraiser Designation, Society of Real Estate Appraisers, 1981

Capitalization Theory and Techniques, American Institute of Real Estate Appraisers, Seattle University, 1984

Standards of Professional Practice, American Institute of Real Estate Appraisers, 1985

Case Studies in Real Estate Valuation, American Institute of Real Estate Appraisers, University of Minnesota, 1985

Valuation Analysis and Report Writing, American Institute of Real Estate Appraisers, University of Minnesota, 1985

MAI designation, 1987, Certificate Number 7565, American Institute of Real Estate Appraisers

Certified Real Estate Appraiser, State of Washington, General Classification, Number 1100414, July 11, 1991, expiration date May 15, 2017

## **RECENT SEMINARS AND CLASSES ATTENDED**

Appraisal of Non-Conforming Use, Appraisal Institute, 2000

Evaluating Commercial Construction, Appraisal Institute, 2002

Understanding Mold Claims & Managing Risk, Appraisal Institute, 2002

Basic Income Capitalization, Course 310, Appraisal Institute, 2004

Residential & Mixed Use Redevelopment of Contaminated Property, Law Seminars Intl, 2007

Business Practices & Ethics, Course 420, Appraisal Institute, 2007

Appraisal of Nursing Facilities, Appraisal Institute, 2007

Analyzing Operating Expenses, Appraisal Institute, 2007

Puget Sound Subdivision Seminar, Appraisal Institute 2008

Supervising Appraisal Trainees, Appraisal Institute, 2009

Appraisal of Wineries and Vineyards, Appraisal Institute, 2009

Introduction to Valuing Commercial Green Buildings, Appraisal Institute, 2011

What Commercial Clients Would Like Appraisers to Know, Appraisal Institute, 2011

Online Scope of Work: Expanding your Range of Services, Appraisal Institute, 2011

State of the Multi-Family Market, Appraisal Institute, 2012

National USPAP Update Course, Appraisal Institute, 2012

Business Practices and Ethics, Appraisal Institute, 2012

Corridor Valuation, Appraisal Institute, 2012

Water Rights, Appraisal Institute, 2012

Online Appraisal Curriculum Overview - General, Appraisal Institute, 2013

Online Appraisal Curriculum Overview - Residential, Appraisal Institute, 2013

2014-2015 7-Hour National USPAP Update Course – Appraisal Institute, 2015

Business Practices and Ethics – Appraisal Institute, 2015

The Emerging Marijuana Industry and its Impact on Real Estate – Appraisal Institute, 2015

## **INSTRUCTOR:**

Real Estate Appraisal, Pierce College  
Real Estate Appraisal, Tacoma Community College

## **ASSOCIATION MEMBERSHIPS**

Appraisal Institute, South Sound Chapter  
Offices Held: Vice President, President

Appraisal Institute, Puget Sound Chapter  
Offices Held: Secretary, Treasurer, Vice President,  
President (1984 & 1986, 1999, 2001)  
Designations: MAI, SRA

Cross District Association of Tacoma, Vice President, President (2004, 2005 VP; 2006, 2007 President)

## **EXPERIENCE**

2013 to Present: Valbridge Property Advisors | Allen Brackett Shedd – Fircrest  
2011 to 2013: GPA Trueman, University Place, Washington, Independent Fee Appraiser  
1987 to 2011: Trueman Appraisal Company, Tacoma, Washington, Owner  
1979 to 1987: Greer, Patterson, Trueman & Associates, Inc., Tacoma, Washington, Independent Fee Appraiser  
7 Years: Lyle H. Nagell & Co., Inc., Minneapolis, Minnesota, Independent Fee Appraiser

## **TYPES OF PROPERTY**

Land - commercial, industrial, residential, rural, acreage.  
Improved - commercial, industrial, assisted living complexes, multiple family dwellings, single family residential, farm buildings, mobile home parks and auto dealerships.

## **PREVIOUS CLIENTS**

Individual clients: Anchor Savings Bank; Fife Commercial Bank; Bank of Sumner; Cascade Community Bank; West Coast Bank; Columbia Bank; First Community Bank; First Mutual Bank, First Savings Bank of Washington; Heritage Bank; InterWest Mortgage Company; InterWest Savings Bank; Key Bank; Kitsap Bank; Metropolitan Mortgage and Securities; Mt. Rainier National Bank; National Bank of Tukwila; Sound Banking Company; Sterling Savings Bank; Tapco Credit Union; Umpqua Bank; Chase Bank; Washington State Bank; Wells Fargo Bank; Pierce County Utilities; Pierce County Public Works Department; Sound Transit; Pierce County Parks, Recreation, and Community Services; City of Tacoma; Bethel School District; Peninsula School District; Puyallup School District; Tacoma School District; Franklin Pierce School District; Port of Tacoma; Port of Olympia; Washington State Department of Transportation; Thurston County Public Works; City of Olympia; City of Gig Harbor; Cowlitz County; Seattle City Light; Lewis County PUD, Nissan Motor Acceptance Corporation; Infinity Motor Acceptance Corporation; Chrysler Realty; Toyota Motor Credit Corporation; Union Bank of California; U.S. Department of the Interior

## **COURT OF EXPERT WITNESS TESTIMONY**

Pierce County Superior Court  
Thurston County Superior Court

## **PRESENT RESPONSIBILITIES**

Independent Fee Appraiser