



Qualifications of Darin A. Shedd, MAI

**Principal
ABS Valuation**

dshedd@absvaluation.com | 253.274.0099

Appraisal Experience

Principal of *ABS Valuation*. Engaged in the real estate field since 1987. Obtained MAI designation in 2000. Appraisal experience includes a wide variety of complex appraisal assignments. Besides standard commercial including office, retail, and industrial warehouse real estate, Mr. Shedd's practice includes numerous specialties including multi-parcel right-of-way projects, eminent domain acquisitions, railroads, local improvement districts (LID's), master planned community developments, contaminated properties, RV parks, docks and marinas, wetlands and sensitive area properties, gravel pits and rock quarries, transfer of density credits, communication towers, and all types of corridor rights-of-way. Real estate experience also includes employment with a civil engineering and surveying firm and an associate with a real estate law firm.

Education

MAI, Appraisal Institute (2000)

J.D., University of Puget Sound School of Law (1991)

B.A., University of Washington (1987)

Organizations

MAI: Appraisal Institute

Member: International Right-of-Way Association

Board Member: Datappraise (2015-2018)

Representative Client List

Government

Bonneville Power Administration

City of Bellingham

City of Bellevue

City of Bonney Lake

City of Bothell

City of Des Moines

City of Edgewood

City of Federal Way

City of Fife

City of Fircrest

City of Kent

City of Kirkland

City of Lacey

City of Lakewood

City of Olympia

City of Orting

City of Mercer Island

City of Puyallup

City of Redmond Parks

City of Renton

City of Seattle Parks

City of Sumner

City of Tukwila

City of University Place

General Services Administration

Internal Revenue Service

King County Department of Natural Resources

King County Facilities Management

Mason County Public Works

Pierce County Facilities Management

Pierce County Parks and Recreation

Pierce County Public Works

Port of Seattle

Port of Olympia

Bethel School District

Renton School District

Seattle Public School District

Sumner School District

Snohomish County Public Works

Sound Transit

State Department of Natural Resources

State Department of Transportation

Tacoma Public Utilities

City of Tacoma



DARIN A. SHEDD, MAI (cont.)

Financial

Timberland Bank
U.S. Bancorp
Union Bank
Central Pacific Bank
East West Bank
Sunwest Bank

Attorneys-at-Law

Burgess Fitzer
Cairncross & Hemplemann
City of Fife (City Attorney's Office)
City of Kent (City Attorney's Office)
City of Puyallup (City Attorney's Office)
City of Tacoma (City Attorney's Office)
City of Sumner (City Attorney's Office)
Demco Law
Dave Smith Law
Eisenhower Carlson PLLC
Foster & Pepper, LLC
Frey & Busby
Gordon Thomas Honeywell
Hanson, Baker & Ludlow
Jameson, Babbit, Stiles & Lombard
K & L Gates
King County Prosecutor's Office

Private Sector List

Archer Daniels Midland (ADM)
Alderbrook Resort
Aoki Corporation
Bellevue Nissan
Catholic Housing Services
Campbell Properties
Fancywood International
Forterra
Gull Industries
Hall Equities Group
Indian Summer Partnership
Kellis Realty
Linwood Homes
Lone Star Cement
MAS Resources
MC Construction
Newland Communities
Nintendo of America
PACCAR

Engineers

CH2MHill
Contract Land Staff
ESM, Inc.
Gray & Osborne
HDL
HDR/Pharos Corporation

Kato & Warren
KPG
Parametrix
Pertee Engineering

Mary J. Urback, PLLC
Marten & Brown
McKinley Irvin
Miller Nash Graham & Dunn
Mosler Schermer Wallstrom et al
Perkins Coie Brown & Bain
Pierce County Prosecutor's Office
Rodgers, Deutsch & Turner
Scheer & Zehnder
Schwabe Williamson & Wyatt
Smith Alling PS
United States Attorney General
VSI Law Group
Washington State Attorney General
Watson & Gallagher

Patriots Landing
Petrich Marine Dock
Puget Sound Energy
Rabanco Company
Saint Martins Abbey
Seattle Art Museum
SeaVan Investments
Sovran, Inc.
Stewart Title Co.
Sumitomo Forestry America
Travelers Insurance
TRI Medical
Vicwood Development
Weyerhaeuser
Williamson & Deposit
Woosley Properties

Appraisal assignments include work throughout the Puget Sound Region, including King, Pierce, Thurston, Snohomish, Lewis, Kitsap, Mason, Jefferson, Whatcom, and Skagit Counties.



DARIN A. SHEDD, MAI (cont.)

Court Cases with Deposition and/or Trial Testimony

State v. Tacoma Screw Products, Inc.	Pierce County Cause No. 02 2 06316 6
Carney v. Nickerson	King County Cause No. 01 2 34527 3SEA
Cullen v. City of Tukwila (Trial)	King County Cause No. 01 2 09152 2KNT
State v. Croppi	King County Cause No. 02 2 31376 1KNT
State v. Gorney	King County Cause No. 03-2-00239-9KNT
Pierce County v. Austin Olson Holberg Self-Storage	Pierce County Cause No. 05-2-05290-8
City of Federal Way v. David Rhodes et. al	King County Cause No. 06-2-01388-3KNT
Humphreys Industries v. Clay Street Assoc. (Trial)	King County Cause No. 05-2_20201-7SEA
Harmon v. State of Washington	Pierce County Cause No. 06-2-12918-6
Wombax Homes v. Big Sky Estates	Pierce County Cause No. 06-2-085669
Skillen v. State of Washington	Pierce County Cause No. 06-2-11639-4
State v. McEvoy Brothers Petroleum	Whatcom County Cause No. 07-2-02141-4
In re: Dexter Dist. Corp. et. al (Trial)	US District Court Arizona, Cause No. 2-03-bk-03546-RJH
Sound Transit v. Evans	Pierce County Cause No. 08-2-14854-3
Sound Transit v. Holgate Properties (Trial)	Pierce County Cause No. 09-2-07396-7
Sound Transit v. Anderson/Kellis	Pierce County Cause No. 08-2-14853-4
State v. Booth	Pierce County Cause No. 09-2-06774-6
Crawford v. WSDOT (Trial)	King County Cause No. 09-2-14400-1 SEA
Sound Transit v. Tacoma Self Storage (Trial)	Pierce County Cause No. 10-2-10030-5
Port of Seattle v. Williams (Trial)	King County Cause No. 09-2-41290-1 KNT
Sound Transit v. Tacoma Rescue Mission (Trial)	Pierce County Cause No. 10-2-09856-4
State of Washington v. Stoskopf	Thurston County Cause No. 10-2-00616-5
Sound Transit v. Elephant Car Wash Fairweather Basin (Fisher, et. al) v. WSDOT (Trial)	Pierce County Cause No. 11-2-14280-4
James Dissolution (Trial)	King County Cause No. 11-2-21568-7SEA
Watson Dissolution (Trial)	King County Cause No. 12-3-00824-1SEA
State of Washington v. Albert	Pierce County Cause No. 10-3-04576-6
Wilson v. Mt. Solo Landfill (Trial)	Pierce County Cause No. 13-2-05447-2
Corliss v. Corliss	Cowlitz County Cause No. 12-2-01292-1
Kitsap County v. Creekside II LLC	Pierce County Cause No. 12-3-01672-0
Newcomer v. McApex, LLC	Kitsap County Cause No. 14-2-01611-7
King County v. Fantello	Pierce County Cause No. 14-2-05136-6
Federal Way v. Yi, Roe, et. al (Trial)	Pierce County Cause No. 14-2-11385-0
Nyssen Maule v. Buffelen Pipe & Creosote-et al	King County Cause No. 15-2-21640-6 KNT
Wattles Co. v. Excide Technologies, Inc.	Pierce County Cause No. 14-2-15266-9
Sound Transit v. Time in Space (Freighthouse Square)	Pierce County Cause No. 13-2-07695-6
Union Bank v. Edwards/Bechtholt	Pierce County Cause No. 15-2-08221-9
Sound Transit v. Marino (Surrey Downs)	Pierce County Cause No. 13-2-10620-1
In re: Lively Hope Church (Trial)	King County Cause No. 16-2-022359SEA
Sound Transit v. Vicki M. Diambri and S Properties (Trial)	U.S. District Court Tacoma Cause No. 17-42391-MJH
Pierce County v. Chang	King County Cause No. 19-2-14997-3
Pierce County v. Miniken and Quicken Loans	Pierce County Cause No. 18-2-10197-8
	Pierce County Cause No. 18-2-09932-9

WA State Certification Number - General: 27011-1100566