

## QUALIFICATIONS

### General

Audrey Herndon has been actively learning real estate appraisal since 1999. She received her residential training through several companies in Houston, TX and has been active in residential appraisal since 2005. She is a Certified Residential Appraiser for the State of Texas, License no. TX-1338591-R with a SRA designation through the Appraisal Institute. She is certified to perform FHA appraisals and stays current on standards and requirements for HUD/FHA.

### Education

She attended Sam Houston State University on scholarship from the Texas Department of Education from 1999-2001; Received an Assoc. of Applied Science from Tomball Community College in 2002; Graduated from Texas State University with a Bachelor of Arts degree in Biology and a minor in Photography in 2004.

### Appraisal Courses

**Appraisal Institute:** Appraisal Principles, Appraisal Procedures, 15-hour USPAP (2009), 7-hr USPAP update (2020 & 2021), Apartment Appraisal, General Appraiser Income (parts 1 & 2), Statistics, Modeling and Finance, Appraisal Institutes Business Practices and Ethics (2020), Advanced Workshop in Appraisal Concepts Using Excel (Basics and Sales/Rent Analysis), Appraising the Appraisal- Appraisal Review- Residential, Seller Concessions, The Woodlands Development, Form 1004MC: Accurately Analyzing and Reporting Market Conditions, Advanced Residential Applications & Case Studies, Pt. I, Advanced Residential Report Writing, Pt. II., Houston's New Formula for Economic Growth, State of the Economy and Houston R.E. Market, Residential Market Analysis and Highest & Best Use, Supervisory Appraiser/Trainee Appraiser Course, Reappraising, Readdressing, Reassigning: What to Do and Why, Agreement of Services, Hypothetical Conditions and Extraordinary Assumptions, Income Approach for Residential Appraisers, Appraising Condos, Co-ops, and PUDS, The Appraiser as an Expert Witness: Preparation & Testimony, Advanced Land Valuation, Transferred Value, Raise Your Appraiser IQ, Desktop Appraisals, Getting it Right from the Start: A Workout Plan for Your Scope of Work, Rural Valuation Basics.

**Other Institutions:** Residential Market Analysis and Highest and Best Use, Residential Report Writing and Case Studies, Appraisal Challenges: Declining Markets and Sales Concessions, Private Appraisal Assignments, Relocation Appraisal is Different, Appraising FHA Today, the Dirty Dozen, Relocation Appraisal and the ERC Form.

### Experience

Audrey has worked as a licensed residential appraiser since 2005 and was certified in 2009. She has performed appraisals of all types and other appraisal services to including: typical single family residential, manufactured homes, land, luxury/multi-million dollar property, unique/complex property, mansions, replacement cost, proposed & new construction, multi-family residential, small apartments, foreclosures and renovations including cost to cure, divorce and estate settlement, loss reporting, tax appeal, condominium, relocation, equestrian property and rural property (improved and vacant).

To date, she has completed appraisals for the following government entities: Internal Revenue Service, Harris, Fort Bend and Montgomery County Appraisal Districts, and the Department of Justice.

### Work History

- October 2004 – July 2007: Employed by Bill Jackson & Associates, performed residential appraisals
- July 2007- 2013: Contracted for hire by Leland Conn & Associates; performed primarily commercial appraisal.
- December 2010- Current: Owner/ operator, Valuation Services as senior appraiser; perform residential appraisals and review, train up and coming appraisers.