

QUALIFICATIONS OF THE APPRAISER

James E. Turner

EDUCATION

Masters Degree in Business Administration (MBA), University of South Florida, Tampa, Florida, 1995,

Finance and Management

Bachelor of Arts (BA) Sociology, University of Illinois, Urbana-Champaign, Illinois, 1970

Appraisal Courses successfully completed, sponsored by Appraisal Institute and its predecessors:

Standards of Professional Practice (1990 and 1995)

- Capitalization Theory and Techniques Part A – Exam 1B-A (1990)
- Capitalization Theory and Techniques Part B – Exam 1B-B (1990)
- Report Writing and Valuation Analysis (1993)
- Case Studies in Real Estate Valuation (1991)
- Condemnation Appraising – Advanced Topics (2001)
- Sales Comparison Approach Valuation of Small, Mixed-Use Properties (2002)
- Separating Real & Personal Property from Intangible Business Assets (2003)

Appraisal Courses successfully completed, sponsored by Society of Real Estate Appraisers:

- Course 101 - Appraising Real Property (1988)
- Course 102 – Applied Residential Property Valuation (1988)

Appraisal Courses successfully completed, sponsored by International Association of Assessing Officers:

- Course 1 – Fundamentals of Real Property Appraisal (1984)
- Course 2 – Income Approach to Valuation (1984)

Appraisal and Related Courses successfully completed, sponsored by International Right of Way

Association:

- Easement Valuation (1993 and 2006)
- Legal Aspects of Easements (1996 & 2000)
- Real Estate Law (2000)
- Land Titles (2001)
- Eminent Domain Law Basics (2001)
- Skills of Expert Witness Testimony (2003)
- Engineering Plan Development and Applications (2003)
- Property Descriptions (2003)

Additional Seminars, Conferences, and Round-Table Discussions sponsored by the

organizations listed

above. A representative sample follows:

- Standards of Professional Practice (before USPAP)
- The Appraiser as Expert Witness
- Appraisal Standards and Reporting Requirements
- Rates, Ratios, and Reasonableness
- Eminent Domain, Continuing Legal Education (Denver, 1999, 2000, and 2001)
- Annual Update – USPAP (2000, 2001, 2002, 2003, 2005, 2006, 2008, 2010)

EXPERIENCE:

Marineau and Associates – Staff Appraiser September 2012 to present

Turner Consulting & Evaluation – Sole Proprietor – 2003 to present

Real Estate Specialist III – Colorado Department of Transportation – June 1999 to June 2007– Durango –

Region Five Appraisal and Appraisal Review

Chief Commercial Appraiser and Assistant to Chief Appraiser – Summit County Assessor’s Office,

Breckenridge, Colorado – June 1998 to May 1999

Appraisal Section Administrator – Florida Department of Transportation – Tampa District Seven –

September 1995 through May 1998

Senior Appraiser – Florida Department of Transportation – Tampa District Seven – November 1992

through September 1995

Owner/Appraiser – James E. Turner, P.A. – Tampa, Florida – 1989 through November 1998

Staff Appraiser – Crockett and Associates – Tampa, Florida – 1988 through 1992

Chief Appraiser – Teller County Assessor’s Office – Cripple Creek, Colorado – 1983 through 1986

PROFESSIONAL AFFILIATIONS

International Right of Way Association – member
Appraisal Institute, f.k.a. American Institute of Real Estate Appraisers – associate member
Durango Area Association of Realtors - member
Society of Real Estate Appraisers – past member
International Association of Assessing Officers – past member
Florida Association of Mortgage Brokers – past member
National Association of Realtors –member

LICENSURE

State of North Carolina Certified General Real Estate Appraiser #A7479
State of Colorado Certified General Real Estate Appraiser #CG40013027
State of Florida Certified General Real Estate Appraiser (inactive license #RZ0000986)

