

QUALIFICATIONS OF THE APPRAISER
PAUL W. THRONDSSEN, MAI

- Education: Bachelors of Science (Finance Major), University of Utah, 1974.
Masters of Business Administration, University of Utah, 1976
- Experience: Owner of Appraisal Group, LLC, Salt Lake City, Utah
1993-present Full time appraiser/consultant. Devoting 100% of time to commercial assignments in Utah and other Western States.
- 1985-1993 Part owner of Appraisal Associates, Inc., Salt Lake City, Utah
Full-time appraiser/consultant.
- 1981-1985 Self-employed; appraiser/consultant with Appraisal Associates, Inc., Salt Lake City, Utah. Duties included both residential and commercial assignments. Managed residential staff from 1982 to 1985 while devoting nearly 100% of appraising to commercial assignments in Utah.
- 1976-1981 Staff appraiser with Mulcock Appraising Company, Salt Lake City, Utah. Duties included residential assignments and construction inspections.
- 1975-1976 Loan Officer & Branch Manager for Lomas and Nettleton, Salt Lake City, Utah. Office manager overseeing loan production.
- Professional Courses:
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| Intro to Appraising Real Estate | Case Studies/Real Estate Valuation |
| Capitalization Theory & Techniques | Standards of Professional Practice |
| Valuation Analysis & Report Writing | Highest & Best Use & Market Analysis |
| Industrial Valuation | Separating Real & Personal Property from |
| Adv. Sales Comparison & Cost Approach | Intangible Business Assets |
| Uniform Appraisal Standards for Federal | Litigation & Condemnation Appraising |
| Land Acquisitions (Yellow Book) | |
- Seminars:
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| Cash Equivalency & Creative Financing | Mortgage - Equity Analysis |
| Value of Leased Fee & Leasehold Estates | Developing Hotel/Motel Prop. |
| Highest & Best Use | Easement Valuation |
| Computer Appraisal Applications | Bank Regulations and Appraisal |
| Reviewing Appraisals | American with Disabilities Act |
| Subdivision Analysis | Data Confirmation/Verification Methods |
| Feasibility Analysis & Highest & Best Use | Understanding/Testing DCF Analysis |
| Environmental Risk & the Appraisal Process | Scope of Work |
| Special Purpose Properties | Appraising Distressed Commercial Real |
| Appraisal of Non-Conforming Properties | Estate |
| Appraising Convenience Stores | |
- Memberships & Affiliations: Appraisal Institute MAI Designation as of November 1984 (MAI #6981)
Utah State Certified General Appraiser, No. 5451070-CG00, (expires 6-30-21)
Associate Member of Salt Lake Board of Realtors

Appraisal Experience:

Experienced in the appraisal of office buildings, shopping centers, industrial properties, apartments, hotels/motels, mini-warehouses, nursing homes, residential care facilities, commercial developments, residential subdivisions, partial interest, and raw land. Specializing in income-producing properties and project approvals.

Professional:

Past President of Utah Chapter of the Appraisal Institute (1994). National Board of Examiners for Experience - Term 1986-1992. Member of Regional Ethics Panel. Past Chairman of Chapter Government Affairs Committee, Admissions Committee and Education Committee. Awarded Utah Chapter "Appraiser of the Year - 2004".

Past President and Chairman of the Board of Comp-U-Share, Inc. (Market data system; group of 18 appraisal offices), and past Chairman of Quality Control Committee.

President of Utah Association of Appraisers - 1996 to 1997 and 2002 to 2003

Experience Review Committee for Utah State Board of Appraisers – 1991 to 2008

Utah State Appraiser Licensing and Certification Board – Appointed to the Board by the Governor and served from 2008 to 2016, and was Vice-Chairman for two years.

Clients:
(partial list)

JPMorgan Chase	First Utah Bank	Small Business Administration
Brighton Bank	Bank of America	Zions First National Bank
American First Credit Union	Amsource	Holladay Bank & Trust
KeyBank	Woodbury Corp.	Roderick Enterprises
Bank of Utah	Bank of American Fork	Kennecott Copper Corporation
Holiday Oil Company	Utah First Credit Union	Granite School District
S-DevCorp.	Jordan Credit Union	Utah Dept. of Transportation
Boyer & Company	Salt Lake County	Bank of the West
AEGON Realty Advisors	Salt Lake City RDA	Security National Financial
State of Utah	Property Reserve Inc.	Mountain America Credit Union
First National Bank of Layton	Suburban Land Reserve	Utah Transit Authority (UTA)
Wells Fargo Bank	First Colony Commercial Mtg.	Mtn. West Small Business Fin.
U.S. Bank	The Clawson Group	Hospital Corp of America (HCA)
Church of Jesus Christ of Latter-day Saints	Allstate Appraisal	Heber Valley Bank
Summit County	University Federal Credit Un.	Big "D" Construction
Central Bank	US Air Force	Bonneville Real Estate Capital
Home Savings	Farm Bureau Life	Western Capital Realty Advisors
Cottonwood Heights City	Sandy City	Rocky Mountain Power
Utah CDC	Housing Capital Company	Jordan School District
Southwest Bank	Office of Property Rights	Bluffdale City
Alpha Realty Advisors	Ombudsman	Wasatch Properties
Bank of America	Banner Bank	Herriman City
Granite Credit Union	Columbia Development	SuperSonic Car Wash

Other local real estate brokers, developers, and attorneys

References: Available upon request.