

QUALIFICATIONS OF APPRAISER

WILLIAM E. CARDEN, JR.

Georgia Certified General Real Property Appraiser, No. 1569

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I am the principal of Area Appraisals, a privately owned real estate appraisal firm. I am a Certified General Real Property Appraiser in the State of Georgia with twenty-two years of experience in the appraisal of single family residential, two to four family residential properties, condominiums, subdivision lots, small to large acreage tracts, commercial retail, office and industrial properties. I am approved to perform FHA appraisals and a member of the VA appraiser fee panel for Troup and Heard Counties. I also have 15+ years of experience performing progress inspections for lending institutions.

EXPERIENCE :

Area Appraisals (Owner): 1992- Present
Daniel Fries & Associates: 1990-1992
Coweta County Tax Assessors Office: 1989-1990
Great Western Mortgage: 1988-1989
Ahmanson Mortgage Company: 1986-1988

REAL ESTATE EDUCATION :

- Real Estate Principles & Selling
- Post I & II Licensing
- Principles and Practices of Real Estate Brokerage
- SREA Course #101 "An Introduction to Appraising Real Property"
- Basic Appraisal Procedures - Appraisal Institute
- Principles of Real Estate Appraising - IFA
- Demonstration Report Writing
- Home Building Construction Course
- Concepts, Terminology, & Techniques - IFA
- Assessment Fundamentals for Appraisers
- Residential Market Analysis and Highest & Best Use – Appraisal Institute
- Data Confirmation & Verification Methods – Appraisal Institute
- Appraising FHA Properties Course I & II
- FHA and the New Residential Appraisal Forms – Appraisal Institute
- Home Inspections Course I & II
- The Professional's Guide to the Uniform Appraisal Report – Appraisal Institute
- Reviewing Residential Appraisal Reports – Appraisal Institute
- The Income Approach to Value
- Direct Capitalization of Income Property - Lincoln Graduate Center

- Yield Capitalization of Income Property - Lincoln Graduate Center
- Financial Analysis of Income Property - Lincoln Graduate Center
- Commercial Investment Appraisal - Lincoln Graduate Center
- Scope of Work: Expanding Your Range of Services - Appraisal Institute
- Uniform Standards of Professional Appraisal Practice - Appraisal Institute
- SCT 100 - Introduction to Microcomputers
- BUS 101 - Beginning Document Processing
- ACC 101 - Principles of Accounting I
- ACC 102 - Principles of Accounting II
- ACC 103 - Principles of Accounting III

REAL ESTATE CONTINUING EDUCATION :

200+ hours of continuing education since 1991

MEMBERSHIPS & PROFESSIONAL AFFILIATIONS :

Newnan-Coweta Chamber of Commerce - Member

Appraisal Institute - Associate Member

Georgia Appraiser's Coalition – Vice President 2007 - 2008