

**William Barnes, SRA**  
**Certified General Real Estate Appraiser**  
**State of Alaska Certificate #857**

**William Barnes Valuations, Inc.**



**SUMMARY:**

I began my appraisal career in 1978 in Alaska and have over thirty five years of residential & five years of commercial appraisal experience. I was awarded the SRA Designation (Senior Residential Appraiser) from the Appraisal Institute. My general appraisal experience includes apartment projects up to 483 units, office buildings, hotels and motels; single and multi-tenant retail and industrial centers, manufactured home parks, special use properties (schools, religious facilities and US Post Office buildings), restaurant/bars, subdivision analysis, highest and best use studies, market studies, condemnation, life estates and vacant land assignments of up to 1,100 acres. In addition, I have performed residential and vacant land appraisal assignments in San Carlos, Sonora, Mexico and Cabo San Lucas, Baja California Sur, Mexico. My typical clientele includes banks, savings and loan associations, credit unions, private mortgage insurance companies and attorneys. I have also provided retrospective appraisal, consulting and pre-trial services to several Federal law enforcement agencies including Special Agents of the FBI, IRS, HUD-FHA and the United States Attorney.

**PROFESSIONAL AFFILIATIONS:**

President, Alaska Chapter, Appraisal Institute, Chicago, IL (2018 & 2019 terms)  
Member, Board of Directors, Alaska Chapter, Appraisal Institute (2015 - 2017 term)  
Member, Appraisal Institute (Senior Residential Appraiser with SRA Designation), Appraisal Institute (2000 to present)  
Member, Board of Real Property Equalization (property tax appeals), Matanuska-Susitna Borough, AK (2015 - 2018)

**STATE OF ALASKA CERTIFICATION:**

\*Certified General Real Estate Appraiser, State of Alaska Certificate No. 857; active status  
\*Certified General Real Estate Appraiser since 1991

**FORMAL EDUCATION:**

\*Colorado State University, Fort Collins, Colorado. Bachelor of Arts Degree in Political Science with honors in major, May 1974  
\*Additional business, economics and real estate courses successfully completed from the Appraisal Institute & the University of Alaska (1977 to present)

**PROFESSIONAL APPRAISAL EDUCATION:**

"Residential Valuation", Appraisal Institute, Athens, GA (1978)  
"Real Estate Appraisal Principles", Appraisal Institute, Portland, Oregon (1978)  
"Basic Valuation Procedures", Appraisal Institute, Portland, Oregon (1978)  
"Capitalization Theory & Techniques, Parts A & B", Appraisal Institute, Park City, UT (1979)  
"Standards of Professional Practice, Parts A & B", Appraisal Institute, Portland, OR (1988)  
"Advanced Residential Form and Narrative Report Writing", Appraisal Institute, Bellevue, WA (1994)  
"Residential Case Study", Appraisal Institute, Las Vegas, NV (1997)  
"Market Analysis and Highest & Best Use", Appraisal Institute, San Diego, CA (2008)  
"Condemnation Principles & Applications", Appraisal Institute, Louisville, KY (2015)  
"Uniform Standards of Professional Appraisal Practice", Appraisal Institute (bi-annual classes taken since 1991)

APPRAISAL SEMINARS ATTENDED:

"Hot Topics in Risk & Liability", Liability Insurance Administrators & Appraisal Institute, Anchorage, AK (2019)  
"How Tenants Create or Destroy Value", Appraisal Institute, Anchorage, AK (2019)  
"Commercial Marketability Studies", Appraisal Institute, Anchorage, AK (2019)  
"Residential Applications, Using Excel to Support Adjustments", Appraisal Institute, Anchorage, AK (2017)  
"Supervisory/Trainee Course", Appraisal Institute, Anchorage, AK (2017)  
"The Appraiser as an Expert Witness: Preparation and Testimony", Appraisal Institute, San Diego, CA (2010)  
"Litigation Appraising: Specialized Topics", Appraisal Institute, San Diego, CA (2010)  
"Understanding Repurchase Demands and Rebuttal Appraisals", Appraisal Institute (2010)  
"Appraisal Policy Changes", Appraisal Institute, Phoenix, AZ (2009)  
"General Demonstration Appraisal Report Writing", Appraisal Institute, San Diego, CA (2008)  
"Analyzing Operating Expenses", Appraisal Institute Online, Chicago, IL (December 2005)  
"HP 12C Financial Calculator", Appraisal Institute Online, Chicago, IL (December 2005)  
"Business Practices and Ethics", Appraisal Institute Online, Chicago, IL (November 2005, 2010 & 2015)  
"FHA and the Appraisal Process", Appraisal Institute Online, Chicago, IL (November 2005)  
"Professional's Guide to the New URAR Report Form", Appraisal Institute, Tempe, AZ (September 2005)  
"7-Hour National USPAP Update Course", Appraisal Institute, Flagstaff, AZ (July 2005)  
"Appraisal Institute Summer Conference", Seattle, WA (July 2005)  
"Automated Valuations Model for Financial Reporting", Appraisal Institute, Scottsdale, AZ (September 2004)  
"Loss Prevention", Appraisal Institute, Scottsdale, AZ (September 2004)  
"Apartment Appraisal", Appraisal Institute, Tempe, AZ (March 2003)  
"Multiple Regression Analysis", Appraisal Institute, Tempe, AZ (1999)  
"FHA Appraisal Seminar for 4051.2", Appraisal Institute, Tempe, AZ (1999)  
"Appraisal Review - Residential Properties", Appraisal Institute, Seattle, WA (1994)

U.S. GOVERNMENT APPROVALS:

H.U.D. - F.H.A. Approved residential appraiser (1994 to present)

PERSONAL:

\*Eagle Scout Award (1966), Catalina Council, Boy Scouts of America  
\*Assistant Scoutmaster (1992-94), Boy Scouts of America  
\*Life Member, National Eagle Scouts Association (NESA)  
\*FAA Certified Pilot (1977 to present), 1,000+ hours; Land, Sea and Complex Aircraft Ratings, Federal Aviation Administration  
\*PADI Certified Scuba Diver (1984 to present); Dive Ratings include: Open Water, Advanced Open Water, Rescue, First Responder, Wreck Diver & Nitrox Use

MARKET AREAS SERVED:

Municipality of Anchorage, Alaska  
Matanuska-Susitna Borough, Alaska  
Other areas upon request

OFFICE AREAS SERVED:

FHA & Conventional assignments throughout  
south central Alaska

ERRORS & OMISSIONS INSURANCE:

Liability Insurance Administrators  
1988 to present  
\$1,000,000 Coverage