Judy Dowdy, SRA

CA and NV State Certified Real Estate Appraiser
CA Real Estate Broker *Appraisal Institute Designated Member
SBA Certified
P: 530-550-9363
judy@truckeetahoevaluations.com
www.truckeetahoevaluations.com
http://www.linkedin.com/myprofile?trk=hb_tab_pro

SUMMARY

Certified Residential Appraiser in California and Certified Residential Appraiser in Nevada. California Real Estate Broker. Employed in the appraisal business since 2002 in the California counties of Santa Clara, Nevada, Placer, El Dorado, Sierra, Plumas, and in Washoe County, Nevada. Broad background in Corporate Relocation Real Estate, residential sales, residential management and investments, commercial leasing. Passed the California state Probate Referee exam. Utilization of qualitative and quantitative data. Trend analysis via statistical and graphical presentation, multi-tiered and transactional analysis in market data approach.

EXPERIENCE

Truckee/Tahoe Valuations — 2005-Current

Independent Fee Appraiser
Appraisal of residential real estate: Easements, Eminent Domain, Litigation Support, Expert Witness, Employee Relocation, Dissolutions, Tax Appeal, IRS Donation and Estate, (IRS Qualified), Bankruptcy, Partial Interest, Fractional Interest, Lender services. Rural, resort properties, lakefront properties, vacant land, large land holdings, valuation for cell tower placement
Placer, Nevada counties (Eastern), CA
NV: Washoe County, Incline Village

Alpine Appraisal Group Inc. — 2005-2008

Appraisal of single family residences
CA: Nevada, Placer, El Dorado Counties (parts of)
NV: Washoe County

Appraisal Express — 2004-2005

Appraisal of single family residences
NV: Reno, NV

South Bay Appraisal Inc. — 2003-2004

Appraisal of single family residences
CA: Santa Clara County

Virginia A. Morrill, Inc. — 2002-2004

Appraisal of single family residences
CA: Santa Clara County

The MBA Center Inc. — 2001-2002

Real estate services company. Manager, Leasing agent

Ticor Title, Inc. — 1986-1990

Title Insurance Company, Commercial real estate sales representative

American Equity Investments Inc. — 1983-1986

Limited Partnership Investments sales
Sales and Marketing
Managed apartment building on-site managers

P.S. Business Park — 1981-1983

Leasing Agent/ On Site manager for 80,000sq.ft. Industrial Business Park

Executrans, Inc. and Homequity, Inc. **1973-1981**

Corporate Relocation
Sales Director in charge of purchase and sales of homes in 13 Western States.
Reviewed appraisals, managed 12 employees.
Own and manage investments properties in Santa Clara County, CA and Reno, Nevada.

EDUCATION

West Valley College, Saratoga, CA, AA Liberal Arts-Deans Honor List
California Real Estate Curriculum
Appraisal Institute Curriculum
Appraisal Training Curriculum
Dible Management Development Seminars
Property Economics Conference April 2008
Four college level real estate classes
Over 610 hours continuing education appraisal classes including 30 hour classes.

PROFESSIONAL ORGANIZATIONS

Appraisal Institute Sacramento Chapter Board Member
Appraisal Institute Designated Member
California Certified Real Estate Appraiser License #AR031171
California Real Estate Broker License #00789519
Nevada Certified Real Estate Appraiser License #A.007664CR
Grass Valley Estate Planning Council
IRWA (International right of Way Association)

PROFESSIONAL QUALIFICATIONS

Partial Continuing education is noted

IRS valuation Summit
Strategies for RE Tax Assessment
The Appraiser as an Expert Witness
R.E. Finance, Statistics &Valuation Modeling
USPAP
Res. Site Valuation & Cost Approaches
UAD & General Purpose Report Formats
Residential Sales & Income Approaches
Properties Economic Conference
Appraising Historic Property
Adv. Res Applications & Case Studies
AI Lake Tahoe Conference, 2011, 2012, 2014, 2015
Adv. Res. Report Writing, Pt I & II
2012 Annual Spring Litigation Conference
Eminent Domain Law Basics for Right of Way Prof
Valuation of Conservation Easements
Residential Construction
Advanced Regression Analysis
Defining Market Value-The adjustment process
Tahoe Litigation Conference October, 2013
Environmental Hazards
Residential Market Analysis-HABU
Condemnation Appraising
Marshall & Swift Residential Cost Approach
Laws and Regs for CA Appraisers
Using Spreadsheets in Appraising
Pt 1 Fundamentals of Going Concerns
Auditable Appraisal Best Practice
Small Hotel/Motel Valuation
Practical Regressing/Excel
Contract or Effective Rent?
Marshall & Swift Cost Analysis
Uniform Standards For Federal Land Acquisitions (Yellow Book)

PROFESSIONAL REFERENCES

MoBo Law, Richard Molsby, Esq. Truckee, CA. 530-214-8700
Porter Simon Law Offices, Kelly R. Carroll, Esq., Truckee, CA 530-587-2002
Ron Hemig, Broker, Sierra Southeby's, Truckee, CA 530-587-7444
Lynn Richardson, Coldwell Banker Real Estate, Truckee, CA 530-412-0706
Randee Pelcher, Residential Appraiser, Gardnerville, NV 530-542-3525
Gary Young, Certified General Appraiser, Auburn, CA 530-886-8606