

PROFESSIONAL QUALIFICATIONS

Sandra M. Clapp, SRA
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Real Property Types Appraised

Primarily single family residential dwellings, and individual condominium and townhouse units. From January 1985 to present, I have been engaged as an independent contractor – appraiser for Michael S. Clapp & Associates, Inc.

Education

- 1968-70 - Eastern Kentucky University, Associate Degree in Nursing.
- 1979-81 - University of North Carolina, Charlotte, Bachelors of Science Degree in Nursing.
- 1985 - Satisfactory completion of the Society of Real Estate Appraisers Course 101, "Introduction to Appraising Real Property".
- 1985 - Attendance at the Society of Real Estate Appraisers one day seminar titled "The Underwriter's Guide to Real Property Appraisal".
- 1985 - Satisfactory completion of the Society of Real Estate Appraisers Course 102, "Applied Residential Property Valuation".
- 1986 - Satisfactory completion of Forsyth Technical Institute's "Real Estate Salesman's Course".
- 1986 - Licensed Real Estate Salesman, State of North Carolina, No. 97993.
- 1987 - Attendance of Society of Real Estate Appraisers seminar on "Uniform Residential Appraisal Report".
- 1987 - Attendance of Employee Relocation Council Spring Conference seminars on "Dual Income Families and Their Effect on Employee Mobility: A Look To The Future", "Misunderstandings in the Appraisal Process - The Cost and The Cure", "Relocation Appraisal Seminar".
- 1991 - Attendance of "G-1, Introduction to Income Property Appraisal" sponsored by Dan Mohr Real Estate School held in Winston-Salem, North Carolina.

- 1991 - "The Analysis of Sales Data" sponsored by Jack Underdown, SRA & Appraisal Institute.
- 1991 - "Paired Sales Analysis" sponsored by the Appraisal Institute.
- 1992 - "Accrued Depreciation" sponsored by the Appraisal Institute.
- 1993 - "Appraising the Tough Ones" sponsored by the Appraisal Institute.
- 1993 - "Standards of Professional Practice Parts A&B" sponsored by the Appraisal Institute.
- 1995 - "The Appraisal of Complex Properties" sponsored by the Appraisal Institute.
- 1995 - "Advanced Writing Skills for Residential Appraisers" sponsored by the Appraisal Institute.
- 1996 - "The Future of Appraising" sponsored by the Appraisal Institute.
- 1996 - "Alternative Residential Reporting sponsored by the Appraisal Institute.
- 1997 - "EDI - Paperless Appraisal Office" sponsored by the Appraisal Institute.
- 1997 - "The Internet and Appraising" sponsored by the Appraisal Institute.
- 1999 - "Consult 2010 Plans Review – The Next Step" sponsored by the Appraisal Institute
- 1999 - "The Appraisal of Local Retail Properties sponsored by the Appraisal Institute
- 1999 - "Manufactured Housing" sponsored by the Appraisal Institute
- 1999 - "FHA Appraising" sponsored by the FHA Institute
- 2000 - Consult – 2015 – The New Appraiser Inspector
- 2000 - Residential Consulting
- 2000 - Standards of Professional Practice, Part C
- 2002 - Feasibility Analysis, Market Value and Investment Timing
- 2002 - The ABC's of Construction
- 2003 - Appraisal Consulting

- 2003 - Scope of Work – Expanding Your Services
- 2003- USPAP Update
- 2003- Effective Appraisal Writing
- 2004- Appraising Manufactured Housing
- 2004- Relocation Appraisal Training
- 2004- Analyzing Distressed Real Estate
- 2005- Residential Utility Design & Function
- 2005- Appraising High End Residential Properties
- 2005- The New URAR Form
- 2005- Real Estate Value and Analysis
- 2005- Reviewing 1004 Appraisals
- 2006- Consulting
- 2006- Appraising the Tough Ones
- 2006- USPAP update
- 2006- Business Ethics
- 2006- Forecasting Revenue
- 2008 Residential Property Construction and Inspection
- 2008 Appraiser Independence
- 2008 REO Appraisal Appraisal of Residential Property Foreclosure
- 2008 7 Hour USPAP Update
- 2009 Green Buildings
- 2009 7 Hour USPAP Update
- 2010 Quality Assurance in Residential Appraising

- 2010 Appraisal Curriculum Overview
- 2011 UAD Appraisal
- 2012 USPAP Update
- 2012 Business Practices and Ethics
- 2012 Desktop to Smartphone
- 2013 Appraising FHA Today
- 2013 Even Odder-More Oddball Appraisals
- 2013 Fundamentals of Relocation Appraising
- 2014 7 Hours of USPAP 2014-2015
- 2014 Evaluating Residential Construction
- 2015 Core Tools: New Technology for Appraisers
- 2016 ANSI Measurement for Residential Appraisals
- 2017 Adjustments for Residential Appraising
- 2017 Real Property Valuation The Next Frontier
- 2017 Rural Land Valuation

Employment and Experience

- Present - Since January, 1985, I have been employed as a staff appraiser with Michael S. Clapp, MAI, Winston-Salem, North Carolina. Primary responsibility consists of appraising single family residences, and individual townhouses and condominiums.
- 1985 - Registered Nurse employed by Upjohn Healthcare Company, Winston-Salem, North Carolina.
- 1981 - Beginning in 1977, employed as a registered nurse in Intensive Care Unit of North Carolina Baptist Hospital, Winston-Salem, North Carolina.

Professional Designations

1989 - Senior Residential Appraiser (SRA) awarded by The Appraisal Institute.

Licenses

Licensed Real Estate Salesman State of North Carolina # 97993.

State Certification - Certificate # A72

Professional Membership

Senior Residential Appraiser –The Appraisal Institute

Member Board of Directors - Piedmont Chapter Appraisal Institute 1990-1992

Secretary - Piedmont Chapter Appraisal Institute 1992-1993