

# APPRAISAL SERVICE OF SACRAMENTO • Barry R. Cleverdon

Certified Residential Real Estate Appraiser #AR001585  
Designations • IFA • CRP • SCREA • MAA • FHA Certified

AQB Certified USPAP Instructor # 44788

Member National Association of Independent Fee Appraisers  
ASA member as of the merger July 1, 2018 with ASA issued due to merger

MAA designation from the National Appraiser Association

Member of the Real Estates Appraiser Association for 20+years

Credentialed Instructor at California Community Colleges

BREA Approved Course Provider # CP226103

203 Golden Hill Court • Roseville, CA 95661-5085

(916) 783- 9770 • FAX (916) 783-9818

Web-site: [www.appraisal-service-sac.com](http://www.appraisal-service-sac.com)

E-mail: [barry1947@calweb.com](mailto:barry1947@calweb.com)



## **Experience:**

1. Appraising in same market location since 1982.
2. Certified Residential qualified since licensing started in 1991. Renewed to 2020.
3. FHA approved since 1986. Teaches courses in doing FHA assignments.
4. IFA designation from National Association of Real Estate Appraisers. Designated in 2003. As of July 1, 2018 NAIFA is merged with American Society of Appraisers and the ASA designation will be issued.
5. USPAP instructor since 2003. Have taught classes on FNMA criteria, property inspection, FHA criteria, sales data analysis, income approach to value, cost approach to value, relocation appraising, 2-4 report writing, residential report writing, Non-Lending Appraisal Assignments, Highest and Best Use, California Laws & Regulations with required test. College level classes and others since 2002.
6. Experienced in residential detached and attached homes, Small income 1-4, Condominium, PUD, Ranchettes up to 40 acres. Appraisal of historical property appraising, manufactured homes. complex properties. New construction properties in tracts & individual construction. REO & duress properties. 1004D assignments. Appraisal reviews completed for desktop and field reviews. Over 12,000 appraisals completed.
7. General services for mortgage loan appraisals including FHA, varied conventional and credit unions. Private party appraisals for estates, divorce, litigation, bankruptcy, part-takes, inter-family transfers and other non-lending needs. Appraisals for Relocation assignments since 1986. Appraisals completed in compliance to USPAP requirements. The reports have supporting data of analysis & adjustments in the value conclusions.
8. Appraisals completed for litigation and expert witness testimony in state & federal courts.

**Expert Witness and other appraisal services including:** Appraisals completed for divorce, estate & probate, bankruptcy, litigations and has been accepted as expert witness in Sacramento, Placer and El Dorado county courts. Also appraisals for real estate agents, buyers and homeowners.

**Service area:** Sacramento, Placer, El Dorado county areas. Western portions of Placer & El Dorado county areas. Portions of Yolo county including West Sacramento, Bryte, Brodrick, & Nevada county areas including Penn Valley, Grass Valley, Nevada City, Lake of the Pines and Lake Wildwood. Proper verification and documentation in the appraisal. ZIP code coverage area is generally Sacramento, Placer, El Dorado county areas plus some in West Sacramento and some areas of Nevada county.

**APPRAISAL RESUME:** Certified Residential Real Estate Appraiser with license #AR001585. Appraiser has E & O insurance. IFA designated member of NAIFA; Member of Real Estate Appraisers Association; and member of Employee Relocation Council with CRP designation. Credentialed instructor to teach at California Community College. Approved to teach continuing education courses in California by BREA. National Senior Instructor for NAIFA. National USPAP instructor. Teaching appraisal classes. Website for classes: [www.appraisertraining.com](http://www.appraisertraining.com)

## **Data sources on market sales include:**

1. Sacramento/Placer/El Dorado County Multiple Listing Service which includes Nevada & Yolo county area & use of Realist.com for document verification.

Call anytime for consulting about services. Additional information as to ZIP codes and service areas can be provided when requested.