

EXPERIENCE

Mr. Smyers has 40 years experience as a real estate appraiser. Appraisal assignments have covered a wide range of existing and proposed properties, including residential developments, offices, industrial, retail, raw acreage, and special purpose properties. His clients include individuals, attorneys, lenders, and public agencies. Mr. Smyers has often testified in court as an expert witness with regard to real estate value.

1985 to Present	President, Smyers Appraisal LLC Walnut Creek, California
1983 to 1985	Vice President/Manager, Commercial Appraisal Department American Savings and Loan Association
1979 to 1983	Associate Appraiser The Fordiani Company
1972 to 1979	Associate Appraiser Contra Costa County Assessor's Office

EDUCATION

University of California, Davis, BA - Economics, 1969

Appraisal Institute

Courses:

Real Estate Appraisal Principles
Capitalization Theory & Techniques (A & B)
Case Studies in Real Estate Valuation
Standards of Professional Practice
Real Estate Investment Analysis
Advanced Applications

Seminars:

Investment Analysis
Subdivision Analysis
Residential Design and Functional Utility
Valuation of Syndicated Property and Partnership Interests
The Money Market and its Impact on Real Estate
Contemporary Appraising of Income Properties
Easement Valuation
Report Writing
The Dynamics of Office Building Appraisal
Detrimental Conditions
Appraisal of Non-Conforming Uses
Case Studies in California Eminent Domain
Analyzing Distressed Real Estate
California Eminent Domain Appraisal Practice

EDUCATION

California State Board of Equalization

Course II Residential Cost Estimating
Course III Market Approach to Value
Course IV Income Approach to Value

International Right-of-Way Association

Course: Appraisal of Partial Acquisitions - Course 401

California Society of CPAs

Seminar: Advanced Estate Planning

TEACHING, SPEAKING & PUBLICATION

Instructor, Diablo Valley College, Real Estate Appraisal II, 1993 & 1994

Instructor, Appraisal Institute Seminar on Eminent Domain, 1995

Speaker at the Valley Seminar, April 1982 - "Small Office Building Appraisal"

Article Published: "Diminution in Value of Single Family Homes"
Contra Costa Lawyer, January 1995

PROFESSIONAL CREDENTIALS

Appraisal Institute, MAI - Certificate # 6594

Chapter Offices: Board of Directors 1990-1992
Chapter Committees: Admissions Chairman 1989, 1991
Communication Development/Chairman 1983
Education/Chairman 1988
Seminars Chairman 1995

Regional Committees: Regional Professional Standards
Experience Review Committee

National Committees: National Board of Examiners

Certified General Real Estate Appraiser - State of California # AG004147

Member - The International Right-of-Way-Association

TESTIMONY

U. S. District Court, San Francisco, California

Superior Court, Alameda, Contra Costa and Solano Counties, California

Federal Bankruptcy Court, Las Vegas, Nevada; Oakland, California

Arbitration hearings and numerous depositions