

ANDREW "ANDY" D. SHEPPARD, MAI

Principal - Pritchett, Ball & Wise, Inc.

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Atlanta, Georgia 30345

404.874.4495 (Direct)

EDUCATION: Georgia State University: Bachelor of Arts Degree in Real Estate (12/1998)
Appraisal Institute Education Completed (1998 – Present)*

2015	Forestry Valuation for Non-Foresters	2005	Advanced Applications
2014	Masters Class in Appraisal Fundamentals	2003	Regression Analysis
2013	Leadership Development Advisory Council	2001	Advanced Sales & Cost Approach
2012	Separating Intangible Business Assets	2000	Advanced Income Capitalization
2011	The Appraiser as an Expert Witness	2000	Special Purpose Properties
2011	Appraising the Appraisal	2000	Valuation of Detrimental Conditions
2010	ARGUS Certification Training	1999	Supporting Sales Comparison Adjustments
2009	Condemnation Principles & Applications	1999	Local Retail Properties
2008	Conservation Easement Certification Program	1999	Principles & Procedures
2006	Comprehensive Examination	1998	Eminent Domain & Condemnation
2005	Litigation Appraisal	1998	USPAP & Business Ethics

* For Brevity, List Excludes Dozens of Seminars, Conferences, Meetings and Recurring Bi-Annual USPAP Update Courses

EMPLOYMENT: Pritchett, Ball & Wise, Inc. (3/1998 - Present)

EXPERIENCE: I have been involved in the valuation of various property types, including:

- **Vacant Land:** Commercial, industrial, mixed-use, single- and multi-family residential, conservation easements, Beltline acquisitions, wetlands mitigation, cell and billboard sites;
- **Market Analysis:** Feasibility studies for proposed multi-family projects, cell tower influence on residential values, city-wide effect of naval jet noise increases on values, factors affecting valuation of wetland properties in the Everglades and Big Cypress regions of Florida;
- **Residential:** Proposed, existing and rehabilitation assignments for conventional and program-assisted multi-family, including Low-Income Housing Tax Credit ("LIHTC") developments;
- **Industrial:** Single- and multi-tenant buildings, textile and manufacturing plants, bulk and distribution warehouses, 1M+ SF warehouses, chilled/refrigerated/production facilities;
- **Office:** Single- and multi-tenant offices, banks, call centers, medical/surgery centers;
- **Retail:** Convenience stores, big box, mall, storefront retail, free-standing restaurants/stores;
- **Litigation:** Expert witness deposition and testimony (log available upon request), appraisal review, and assisting clients with understanding terminology/methodology; and,
- **"Other":** Air rights, viaducts, surface/subsurface rights, bond financing, condemnation, catenary attachments, solar sites, prison/detention facilities, mineral rights, quarries and borrow pits, adult venues, logistics-oriented military base, waste treatment and water production assets, landfills, and contaminated properties.

PROFESSIONAL AFFILIATIONS AND SERVICE:

Georgia Certified General Real Property Appraiser #7384; GDOT Level 3 Appraiser

Designated Member of the Appraisal Institute ("AI") #12520 (Conferred in 2007)

Professional Development Programs Completed: Litigation ('11); and, Conservation Easements ('08)

National AI Service: Final-Level Experience Screener; and, Leadership Advisory Council ('13)

Atlanta AI Service: Chair of General Associate Guidance ('09-'11); Alternate Regional Representative

('09-'10); Regional Representative ('11-'12); Chair of Member Development and Retention ('12-'13);

Nominating Committee ('12-'13); Director ('12-'14); Chair of Advisor Guidance ('13-'14); Treasurer ('14);

Secretary ('15); Vice President ('16); and, Incoming President ('17)

AI Presentations Given: Multiple MAI-Candidate Orientations; Multiple Comprehensive Exam Study

Groups for MAI Candidates; "Apartments" Program at Masters Class in Appraisal Fundamentals ('14);

"Document Automation" Program at Masters Class in Appraisal Fundamentals ('15); and, "Tech Tips for

Real Estate Appraisers" ('15)

Awards: Appraisal Institute's "Volunteer of Distinction" (2013)