

**ANDY D. SHEPPARD, MAI**  
**Pritchett, Ball & Wise, Inc.**

1389 Peachtree Street, N.E.

Atlanta, Georgia 30309

(404) 874-4499

**EDUCATION:**

**1998**

Georgia State University: Bachelor of Arts Degree in Real Estate

Appraisal Institute education courses, exams and seminars completed:

2009	Condemnation Appraising: Principles & Applications	2002	Evaluating Commercial Construction
2009	AI Experience Review Training	2001	Course 530 – Adv. Sales and Cost Approach
2008	Conservation Easement Certification Program	2000	Course 520 – Highest & Best Use/Mkt. Analysis
2008	USPAP Update	2000	Course 510 – Advanced Income Capitalization
2008	Awarded MAI Designation	2000	Appraisal of Special Purpose Properties
2006	Comprehensive Examination	2000	Course 310 - Basic Income Capitalization
2006	Computer Enhanced Cash Flow Modeling	2000	Valuation of Detrimental Conditions
2006	Course 420 - Business Ethics	1999	Supporting Sales Comparison Adjustments
2006	Course 400 - National USPAP Update	1999	Appraisal of Local Retail Properties
2005	Litigation Appraisal	1999	Course 120 – Appraisal Procedures
2005	Course 550 – Advanced Applications	1999	Course 110 – Appraisal Principles
2004	Course 540 – Report Writing	1998	Eminent Domain & Condemnation
2003	Course 430 – USPAP Update	1998	Course 410 Part A- USPAP
2003	Course 410 – Standards of Professional Practice	1998	Course 420 Part B- Business Ethics

**EMPLOYMENT:**

**3/98 - Present**

Pritchett, Ball & Wise, Inc.; Appraiser

**EXPERIENCE:**

As an appraiser at Pritchett, Ball & Wise, Inc., I have been involved in the study, analysis and valuation of various property types, including:

- **Vacant Land:** Commercial, industrial, mixed-use, single- and multi-family residential, conservation easements, Beltline acquisitions, borrow pits, wetlands mitigation tracts, cell tower sites;
- **Market Analysis:** Feasibility studies for proposed multi-family projects, cell tower influence on residential property values, city-wide effect of F-18 noise on residential property values, factors affecting valuation of wetlands properties in the Everglades and Big Cypress regions of Florida;
- **Residential:** Proposed, existing and rehabilitation assignments for conventional and program-assisted apartments, including HOME and Low-Income Housing Tax Credit financed properties;
- **Industrial:** Single- and multi-tenant buildings, textile and manufacturing plants, bulk and distribution warehouses, chilled/refrigerated production space;
- **Office:** Single- and multi-tenant offices, banks, call centers, medical/surgery centers;
- **Retail:** Convenience stores, storefront retail, free-standing restaurants; and
- **Miscellaneous:** Condemnation appraisal, expert witness preparation and deposition, mineral rights, quarries, waste treatment facilities, landfill properties and contaminated properties. I hold a Certificate of Completion for the Valuation of Conservation Easements, dated 6/2008, as offered by the American Society of Appraisers, the American Society of Farm Managers and Rural Appraisers and the Appraisal Institute and endorsed by the Land Trust Alliance.

**PROFESSIONAL AFFILIATIONS:**

Designated Member of the Appraisal Institute - MAI #12520

Georgia Certified General Real Property Appraiser - CG #7384

2009 Chair, General Associate Guidance Committee [Atlanta Chapter of the Appraisal Institute]

2009-2010 Alternate Regional Representative [Atlanta Chapter of the Appraisal Institute]