

EVANS APPRAISAL SERVICE, INC.



Appraisals ♦ Consulting

QUALIFICATIONS OF MICHAEL H. EVANS, FASA, FRICS

Mr. Evans has been actively engaged in the real estate appraisal field since 1983, Currently President of Evans Appraisal Service, Inc., a real estate appraisal company specializing in agricultural, commercial, industrial, special purpose (including going concern properties) and residential properties. Mr. Evans is the only person currently holding designations in Real Property, Rural, and Going Concern Properties for the American Society of Appraisers, and a California State Certified General licensee. On August 8, 2005, Mr. Evans was awarded a Fellow Membership designation by the American Society of Appraisers in full recognition of his outstanding services in the Society and his contribution to the Appraisal Profession at large. More recently (2012) Mr. Evans was awarded a Fellow designation by the Royal Institute of Chartered Surveyors. Mr. Evans is re-certified by the State of California until October 28, 2024.

The Appraisal Foundation – Authorized by Congress as the Source of Appraisal Standards and Appraiser Qualifications

- Past Officer of the Board of Trustees (secretary) 2016-2017
- Past Member of the Board of Trustees 2012-2018
- Past Member of the Admissions Committee 2012-2013
- Past Liaison between the Board of Trustees and the Sponsoring Organizations 2012-2013

American Society of Appraisers

- Chancellor College of Fellows 2022-2024
- Past President 2010-2011
- International President 2009-2010
- International Senior Vice President 2008-2009
- International Secretary Treasurer 2007-2008
- Two Term Region Governor 1996 – 2000 for Northern California and Nevada
- 1st Real Property Discipline Governor 2002-2007
- Past Chairman of the Real Property Committee 2002-2003
- Past Editor of the Real Property Journal 2000-2001
- Past Chair of the Constitution and Bylaws Committee 2019-2020
- Past member of the Nominating and Awards Committee 2010-2011
- Past State Director of Northern California & Nevada 1995-1996
- Past Chapter President of Sacramento Chapter (two terms) 1993-1995
- Past Vice Chair Board of Examiners Professional Education Equivalency Certification; 1994-1998
Program commonly known as PEECP
- Past Chair of the Budget and Finance Committee 2007-2008

Additional Appraisal Bodies

- Past Chairman of the California Appraiser Coalition 1995-1997
- Past President of the California Appraisers Council 1995-1997

College Education

Graduated from California State University, Chico in 1981 with a B.S. Degree in Business Administration.
Graduated from Butte College, Oroville, CA in 1980 with a AA Degree



California State Certified General Real Estate Appraiser
Member of the College of Fellows / American Society of Appraisers
Fellow of The Royal Institution of Chartered Surveyors



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Continuing Education

American Appraisal Institute:

- Real Estate Appraisal Principals
- Basic Valuation Procedures
- Case Studies in Real Estate Valuation
- Standards of Professional Practice
- Capitalization Theory & Techniques, Parts A and B
- Valuation Analysis & Report Writing
- Understanding Limited Appraisals and Appraisal Reporting Options
- Valuation of Conservation Easements (Course Instructor)

American Society of Appraisers:

- RP401 - Allocating Components in Going Concerns Appraisals
- RP 400 - Going Concern Appraising for Real Estate Appraisers Case Studies
- BV201: Introduction to Business Valuation
- Fractional Undivided Interest in Real Estate
- Financial Statement Analysis for Appraisers
- Uniform Standards of Professional Appraisal Practice (past course instructor)
- Real Property Prep Course
- California State Laws and Regulations (also course instructor)
- Valuation of Conservation Easements (also course instructor)
- Uniform Appraisal Standards for Federal Land Acquisitions (also course instructor)

American Society of Farm Managers and Rural Appraisers:

- Principles of Rural Appraising
- Permanent Plantings & Leases
- Valuation of Conservation Easements
- Uniform Appraisal Standards for Federal Land Acquisitions

Mr. Evans has also participated in numerous seminars and conferences in addition to those listed above.

Additional Qualifications:

He has been a guest lecturer and have taught agriculture appraisal at California State University, Chico. He has also qualified as an Expert Witness in Superior Court in condemnation cases, as well as an Expert Witness in Butte, Colusa, Fresno, Glenn, Lassen, Los Angeles, Tehama, Sacramento, Shasta, Siskiyou, Sutter, Yolo, and Yuba County Superior Courts and in Federal Court, Sacramento, CA.

Qualified for and completed appraisal assignments for the following:

Federal

Federal Deposit Insurance Corporation (FDIC)
Federal Housing Authority (FHA)
Veterans Administration (VA)
U.S. Department of Agriculture Rural Development
U.S. Department of Agriculture - Farm Services (FSA)
U.S. Army Corps of Engineers
Small Business Administration (SBA)
U.S. Department of Fish and Wildlife Services
Preferred appraiser for FarmerMac

State

California Department of Transportation
USDA Soil and Conservancy Service
California Department of Fish and Wildlife
California Department of Parks and Recreation

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Counties Butte, Glenn, Tehama, Colusa, Plumas, Humboldt, Siskiyou, Sutter, Yuba

Cities Cities of Chico, Oroville, Willows, Colusa, Los Molinos, Red Bluff
Sacramento Regional Transit District

School Districts Willows Unified School District
Los Molinos Unified School District
Thermalito Unified School District
Chico Unified School District
Hamilton City Unified School District

A small example of the client list on file is as follows:

Banks Bank of America,
Feather River State Bank, Chico, Yuba City, CA
Golden Valley Bank, Chico, CA
River Valley Community Bank
Wells Fargo Bank and their Trust Department, CA
Umpqua Bank, Chico, CA
Sonoma National Bank, Sacramento, CA
Bank of the West, CA
Union Bank, Sacramento

Attorneys John Schwarz, Christiansen & Schwarz, Chico, CA
Ray Sandelman, Attorney at Law, Chico, CA
Carl B. Leverenz, Attorney at Law, Chico, CA
B.J.Susich, Boutin JONES Inc. Sacramento, CA
Erin Guy Castillo, Parish & Small Inc, Stockton, CA
John W. Schooling, Attorney at Law, Chico, CA
Jeffrey Meith, Meith, Minasian and Sprunance, Oroville, CA
Robert Spano, Moss and Enochian, Redding, CA
Ed Hendren, Attorney at Law, Oroville, CA
Robert Harp, Marshall, Apger, Meiske and Harp, Chico, CA
Philip B. Price, Price & Brown, Chico, CA
Michael Moran, Attorney at Law, Chico, CA

Title/Insurance Companies and Land Trusts

Mid Valley Title Company, Chico, CA
Safeco Insurance Company, Burlingame, CA
Bank of America, Chico, CA
General Motors Corporation, Detroit, MI
Western Savings and Loan, Phoenix, AZ
Fidelity National Title, San Jose, CA
Travelers Insurance Company
ITT Hartford Insurance Group
Republic Insurance Company
State Farm Insurance Companies
Continental Insurance Company
Stewart Title Company
The Nature Conservancy

Appraisals have also been performed for various individual landowners throughout Butte, Glenn, Colusa, Humboldt, Del Norte, Trinity, Mendocino, Lake, Solano, Sonoma, Napa, Plumas, Placer, Yolo, Yuba, Sierra, Sutter, Tehama, Shasta, Siskiyou, San Diego, Sacramento, El Dorado, Modoc, and Lassen Counties Los Angeles, Kern, Fresno, etc.

Additional Qualifications

Mike H. Evans has been featured in ASA Professional magazine numerous times and most recently:
Summer 2006 (Conference coverage)
Winter 2006 (Paths to appraisal practice)
Winter 2005 (Expert witness)

He has been one of the designated spokesperson for the Real Property Committee. He has been called upon for media queries, and the stories he has been quoted in have been picked up well. Records show a count of over 60 newspapers and magazines that have quoted him since April 2006.

Here are just few Magazines and Topics he has either written or spoken about in the past few years:

Magazine Title

Topic

*ASA Real Property Journal Issue 5
Authored*

What is the Appraisal Practices Board of the Appraisal Foundation and why would I want to become a SME (Subject Matter Expert) for it?

*ASA Real Property Journal Issue 4
Authored*

The Next Step in the Development of Appraisal Education and Cooperative Effort Within the Appraisal Profession

*Realty Times, 08/01/2013
Money Magazine, NY 09/01/2006
Journal of Accountancy, NJ 09/01/2006
The Oakland Press, MI 08/20/2006*

*Want Top Dollar from Your Home Sale?
Price this House
Tips for starting a BV Practice
Appraisers can help you determine if your stuff is trash or treasure*

*Washington Post, DC 07/29/2006
Newsday, NY 07/28/2006
Chicago Tribune, IL 07/23/2006
The Jacksonville, FL 07/07/2006
The Daily Reporter, OH 07/05/2006*

*Getting it to move
To Do (ASA lecture)
Selling in a Slow Market
People in Business
News Digest*