

# EVANS APPRAISAL SERVICE, INC.

Agricultural ♦ Commercial ♦ Residential

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## RESUME AND QUALIFICATIONS

### SAWSAN MESSELMANY

#### SUMMARY

Certified General Real Estate Appraiser, License# AG040382. Currently employed with Evans Appraisal Service, Inc., and engaged in a wide variety of real estate valuation and consultation assignments.

#### EXPERIENCE

**Certified General Real Estate Appraiser**  
**Evans Appraisal Service, Inc. Chico, CA**

**May 25, 2006 - Present**

**Appraiser Trainee**  
**Evans Appraisal Service, Inc. Chico, CA**

**2003 – May 2, 2006**

#### PROPERTY TYPES APPRAISED:

##### General Purpose:

Offices  
Retail Centers  
Industrial Properties  
Apartments  
Subdivisions  
SFR's

##### Special Purpose:

Agricultural Properties  
Restaurants  
Nurseries  
Auto Sales and Services  
Recording Studios  
Campgrounds  
Churches  
Mobile Home Parks  
Bowling Alleys  
Wetlands  
Theaters  
Condemnation

## **Resume and Qualifications**

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#### **Appraisals have been completed for numerous clients including the following:**

Butte Community Bank  
Bank of America  
Wells Fargo Bank  
Tri-Counties Bank  
Umpqua Bank  
Sonoma National Bank  
Department of Transportation  
Farm Service Agency  
Rabo Bank  
Liberty Real Estate Management  
Northern California Bank  
Tehama County  
The City of Chico  
Butte County  
The City of Ukiah  
Alpha Realty  
Mercury  
Golden Valley Bank  
Monterey County Bank  
Department of Fish and Game/State of California  
Bank of the West  
Thurbon & McHaney LP  
Imperial Capital Bank  
First Bank  
The Town of Paradise  
The City of Chico  
The County of Tehama  
The County of Butte  
Department of Parks and Recreation/State of California

## **Resume and Qualifications**

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## **EDUCATION**

### **The University of Fine Arts – Beirut, Lebanon**

Bachelor Degree in Arts and Drama

### **The Appraisal Institute**

#### **Appraisal Courses**

- ☐ USPAP
- ☐ Appraisal Principles
- ☐ Appraisal Procedures
- ☐ Basic Income Capitalization
- ☐ Appraisal of Nursing Facilities
- ☐ Analyzing Distressed Real Estate
- ☐ Data Verification Methods
- ☐ Eminent Domain and Condemnation
- ☐ New Technology for Real Estate Appraisers
- ☐ Rates and Ratios: Making sense of GIMs, OARs, and DCF
- ☐ Analyzing Operating Expenses
- ☐ Appraising Convenience Stores
- ☐ Introduction to Valuing Commercial Green Buildings

#### **McKissock**

- ☐ Land and Site Valuation
- ☐ Laws and Regulations for California Appraisers
- ☐ Market Disturbances-Appraisals in Atypical Markets and Cycles
- ☐ Residential Construction and the Appraiser
- ☐ Residential Report Writing
- ☐ The FHS Handbook
- ☐ The Sales Comparison Approach

#### **Felde Publications & Programs**

- ☐ Basic Real Estate Appraisal
- ☐ Real Estate Law in California

#### **Languages**

- ☐ English
- ☐ French
- ☐ Arabic