

## Susan Ebert-Stone, SRA

### Professional Affiliations

- Appraisal Institute, SRA Member (service on chapter and national levels, currently a regional representative for the Colorado chapter and committee chair)
- Certified Litigation Specialist through the Appraisal Institute
- State of Colorado, Certified Residential #1767
- Member of the National Association of Realtors & the Aspen/Glenwood Springs Board of Realtors

### Lectures, Mentoring & Professional Projects

- Panelist: Navigating & Understanding Collateral Underwriting
- Instructor: Residential Real Estate Markets in Special Areas, "How the One-Percenter's Live: in Picture and Story"
- Advisor for two Candidates for the SRA designation
- Mentored eight appraisers
- Developed & maintaining a database of \$25 mm+ residential property sales throughout the U.S.

### Employment

1994 –Present	Peak Appraisal Service, Inc (President, Chief Appraiser)
1986-1993	Ebert Appraisal Service (Appraiser)
1980-1987	Ebert Appraisal Service (Office Manager)

### Experience

I have experience in all realms of residential appraising, including single family, multi-family, multi-million dollar estates, acreage, change-of-use/fully depreciated, vacant land, and proposed construction. I have limited commercial/income property experience including apartment buildings, condo projects, office space, and land. In addition, I serve clients in their litigation and estate needs such as valuation for trusts and taxes (including property tax protests), dissolution of marriage, diminution in property value due to defects and soils conditions, and partnership valuations.

I have mentored appraisers, not as a sweat shop but rather investing years in training. I have been a review appraiser for over 25 years, which has given me greater depth of understanding what an end-user (reader) of the appraisal report needs to have a clearer knowledge and understanding of the subject property as it relates to its market.

### Publications

- 2014 Who's-Your-Mentor?. *Colorado Chapter Appraisal News*, 24, 6.  
2015 From the Trenches. *Colorado Chapter Appraisal News*, 25, 3.

### Professional Education

- 2017 Transiting Lifestyles (AI)  
2016 What Actual Changes Have Affected RE Quality and Location Today? (AI)  
Valuation of Donated Real Estate, including Conservation Easements (NCAREA)  
2015 Demography Conference  
Litigation Assignments: Doing Expert Work on Atypical Cases (AI)  
Residential Applications: Using Technology to Measure and Support Assignment Results  
Using Spreadsheet Programs in Real Estate Appraisals (AI)  
Colorado Economic Review & Outlook (AI)  
2014 Regulatory Takings & CO Emerging Marijuana Industry; Colorado State Licensing Update;  
Marijuana & RE Relocation Issues; The RE Valuation Side of Marijuana (AI)  
Perfect Title/Imperfect Property? (AI)  
Current Matrix & Underwriting Standards (AI)  
FHA & The Appraisal Process (AI)  
Colorado Economic Overview (AI)  
2013 Residential & Commercial RE Markets in Special Areas (AI)  
Business Practices & Ethics (AI)  
Current Real Estate Appraisal Issues (AI)  
Colorado Economic Review & Outlook for 2013 (AI)  
2012 Colorado Economic Review & Outlook for 2012 (Appraisal Institute)  
2011 Condemnation Appraising: Principles & Applications (AI)  
Uniform Appraisal Dataset Seminar (AI)  
2010 The Appraiser as an Expert Witness: Preparation & Testimony (AI)  
Conservation Easements, 2010 IRS Seminar (AI)  
2009 Appraisal Challenges: Declining Markets & Sales Concessions (AI)  
Real Estate Rules/HVCC/AMC's/ASC updates (AI)  
2008 Business Practices & Ethics (AI);  
Appraising Manufactured Housing (AI);  
Online FHA and the Appraisal Process (AI)  
2007 Tourism = Value; economic update-mtn regions; don't count your chickens before they are taxed (AI)  
Water Rights Sales & Transfers in Colorado (Lorman Education Services)  
2006 Land Use & Pitkin County Zoning Revision (Aspen Board of Realtors)  
Residential Issues, Transit Oriented Development, Stigmatized Properties/Preparing for Litigation (focus on meth labs) (AI)

Professional Education cont.

- 2006 Case Studies in Complex Residential Valuation (AI)
- 2005 Residential Market Analysis & Highest and Best Use (AI)  
Golf Courses & Residential Real Estate (AI)  
New Appraisal Requirements Impact Bankers & Appraisers (AI)  
The Professional's Guide to the URAR (AI)
- 2002 Loss Prevention (AI and Liability Insurance Administrators)
- 2001 Litigation Appraising – Specialized Topics & Applications (AI)  
Bursting at the Seams; Mountain Real Estate; The Road Most Traveled, Transportation Issues (AI); Going through the Roof - Construction Costs (AI)
- 2000 Residential Design & Functional Utility (AI)  
Valuation of Detrimental Conditions (AI)  
Residential Property Construction (AI)
- 1999 Internet Search Strategies for R.E. Appraisers (AI)  
FHA & The Appraisal Process (AI)
- 1998 Recreation and Resort Issues (AI)
- 1997 The High Tech Appraisal Office (AI)  
Litigation Skills for the Appraiser (AI)  
Alternative Residential Reporting Forms (AI)
- 1996 Appraising High Value & Historic Homes (AI)  
Data Confirmation & Verification Methods (AI)
- 1995 Understanding Limited Appraisals – Residential (AI)
- 1994 Fair Lending and the Appraiser (AI)  
New URAR Seminar (AI)  
Advanced Sales Comparison & Cost Approaches (AI)
- 1993 Evaluation Guidelines Workshop (AI)  
Advanced Demonstration Appraisal Report Lock-in (AI)  
Appraisal Reporting of Complex Residential Properties (AI)
- 1992 Appraising with the Residential Reviewer in Mind (AI)  
Reviewing Appraisals (AI)
- 1991 Standards of Professional Practice – Part B (AI)
- 1990 Principles of Income Property Appraising (Society of Real Estate Appraisers)  
Forecasting Real Estate Demand (SREA)  
Depreciation Analysis Seminar (SREA)
- 1989 Affiliated Banks REO Seminar (SREA)  
Depreciation Analysis Seminar (SREA)  
Applied Residential Property Valuation – The Appraiser as Expert Witness (SREA)  
Advanced Approach Technical Seminar (The Relocation Institute)
- 1987 Professional Practice Seminar (SREA)  
FNMA REO & URAR Seminar
- 1986 Appraising Real Property (SREA)

Uniform Standards of Professional Appraisal Practice (latest class taken)

- 2015 7-Hour National USPAP Update Course (AI)