

# JACKSON-WILLIAMS APPRAISERS, INC.

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8321 Tuscarora Pike  
Martinsburg,  
West Virginia, 25403



Phone: (304) 264-5959  
Fax: (304) 264-5995  
Jackson-Williams.com

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## Qualifications of Appraiser

### **C. Michael Williams**

**BUSINESS:** Real Estate Appraisals for acquisitions, marketing, financing, estate settlement, legal proceedings, and easements.

Type of properties appraised include:

- Single family residences
- Multifamily residences
- Apartment complexes
- Residential subdivisions
- Estates
- Operating farms
- Building lots
- Vacant land
- Commercial facilities
- Commercial developments
- Industrial facilities
- Self storage facilities
- Utility easements
- Highway easements
- Special use properties

**EXPERIENCE:** Real estate appraiser and preparer of residential, multifamily, working farm, commercial, industrial, and special use appraisal reports since July 1993.

Approved instructor for real estate appraisal qualifying and continuing education courses since January 2011.

AQB Certified USPAP Instructor since May 2014.

QUALIFIED  
EXPERT  
WITNESS: Berkeley County, West Virginia Circuit Court  
Berkeley County, West Virginia Family Court  
Jefferson County, West Virginia Family Court  
Martinsburg, West Virginia Municipal Court  
Baltimore County, Maryland Circuit Court

EDUCATION: B.B.A. Degree in Finance, *magna cum laude*, from The George Washington University, Washington, D.C., February 1993.  
  
High school diploma from Musselman High School, Bunker Hill, West Virginia, June 1989.

LICENSE: State of West Virginia Certified General  
Real Estate Appraiser #CG335  
  
State of Virginia Certified General  
Real Estate Appraiser #4001016174

AQB CERTIFIED  
USPAP  
INSTRUCTOR#: 45560

FHA APPRAISER #: WVCG335

MEMBER: Bright MLS

APPRAISAL  
EDUCATION: Successfully completed the following appraisal courses:

**TESTED HOURS**

Concepts and Principles of USPAP – An Instructor’s Perspective  
Direct Capitalization of Income - 15 hours  
Appraising the Farm Property - 15 hours  
Highest and Best Use Analysis - 15 hours  
USPAP (2000) - 15 hours  
C-1: Basic Valuation of Income Property - 30 hours  
O-S: Advanced Residential Upgrade - 30 hours  
L1: Principles of Appraising - 30 hours  
L2: Valuation Methods - 30 hours  
L3: USPAP - 15 hours

## **CONTINUING EDUCATION**

West Virginia Appraisal Law (2023) – 3 hours  
The Basics of Expert Witness for Commercial Appraisers - 7 hours  
Introduction to Commercial Appraisal Review – 7 hours  
Appraisal of Industrial and Flex Buildings - 7 hours  
USPAP Instructor Recertification Course 2022-2023 – 4 hours  
Uniform Appraisal Standards for Federal Land Acquisitions  
(Yellow Book) Course – 14 hours  
Basic Hotel Appraising: Limited Service Hotels – 7 hours  
USPAP Instructor Recertification Course 2020-2021 – 4 hours  
Income Approach Case Study for Commercial Appraisal – 4 hours  
West Virginia Appraisal Law (2019) – 3 hours  
Current West Virginia Appraisal Issues Round Table – 7 hours  
Appraisal of Owner-Occupied Commercial Properties - 7 hours  
USPAP Instructor Recertification Course 2018-2019 – 4 hours  
Appraisal of Fast Food Facilities -7 hours  
Appraisal of Self Storage Facilities -7 hours  
Residential Appraising: New Things to Think About – 7 hours  
USPAP Instructor Recertification Course 2016-2017 – 4 hours  
West Virginia Appraisal Law – 3 hours  
Defensible Appraisal Practices – 7 hours  
2012 USPAP Update – 7 hours  
Analyzing Operating Expenses – 7 hours  
2010 USPAP Update – 7 hours  
Eminent Domain and Condemnation – 7 hours  
Subdivision Analysis – 7 hours  
Appraising in a Changing Market – 7 hours  
2008 USPAP Update – 7 hours  
Mortgage Fraud – 7 hours  
Litigation Skills for the Appraiser – 7 hours  
Liability Management for Residential Appraisers – 7 hours  
2006 USPAP Update – 7 hours  
Understanding the 2005 URAR – 7 hours  
Direct and Yield Capitalization – 14 hours  
2004 USPAP Update - 7 hours  
Residential Construction – 7 hours  
Does My Report Comply with USPAP? – 7 hours  
Real Estate Damages: Assessment & Testimony – 7 hours  
Appraising the Oddball – 7 hours  
FHA and The Appraisal Process - 7 hours  
Data Confirmation & Verification Methods - 7 hours  
Introduction to Review Appraisal - 10 hours  
Introduction to Environmental Considerations - 10 hours  
USPAP - 6 hours  
Review Appraisal – 10 hours  
BOCA Code – 10 hours  
The New URAR - 10 hours

APPRAISAL  
INSTRUCTOR:

Successfully taught the following appraisal courses:

**QUALIFYING EDUCATION**

Basic Appraisal Principles - 30 hours  
Basic Appraisal Procedures - 30 hours  
Residential Market Analysis and Highest & Best Use – 15 hours  
Residential Site Valuation and Cost Approach – 15 hours  
Residential Sales Comparison & Income Approaches – 30 hours  
Residential Report Writing – 15 hours  
Statistics, Modeling, and Finance – 15 hours  
Advanced Residential Applications & Case Studies – 15 hours  
Mastering Unique & Complex Property Appraisal – 20 hours

**CONTINUING EDUCATION**

2022-2023 7-Hour National USPAP Update – 7 hours  
2020-2021 7-Hour National USPAP Update – 7 hours  
2018-2019 7-Hour National USPAP Update – 7 hours  
2016-2017 7-Hour National USPAP Update – 7 hours  
2014-2015 7-Hour National USPAP Update – 7 hours  
Foreclosures & Short Sales: Dilemmas and Solutions – 7 hours  
Appraising Green Residences – 7 hours