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Counsel for Respondent Midway City

BEFORE THE UTAH UTILITY FACILITY REVIEW BOARD

ROCKY MOUNTAIN POWER
Petitioner

vs.

MIDWAY CITY
Respondent

**DIRECT TESTIMONY OF JERRY
WEBBER**

Docket Number 20-035-03

PURPOSE OF TESTIMONY

Q: Why are you providing this testimony?

A: I have been asked to provide expert opinions regarding the impact on home values that running the proposed new transmission lines would have if they go overhead.

WITNESS BACKGROUND AND QUALIFICATIONS

Q: Please state your name, business address and present position.

A: [ANSWER] Jerry R. Webber, 2330 South Main Street, Suite # 5

Q: Please describe your education and business experience.

A: [ANSWER]. Please see my CV, which is attached hereto.

Q: What experience and qualifications do you have regarding real estate appraisals in the context of utility easements?

A: [ANSWER]. I have completed many estimates of value regarding the taking of land for public utility easements for utility companies and private property owners. I have also completed many appraisals for takings for roadways, public parks, schools and redevelopment agencies in Salt Lake, Summit, Wasatch, Davis, Juab and Tooele Counties. Many of these cases have been tried in state and federal courts.

Q: Have you provided expert witness opinions and testimony before?

A: [ANSWER] Yes, I have qualified as an expert witness in State and Federal Courts relating to the value of real property, real property rights and damages to real property relating to rights of way, easements and partial takings of fee interests. I have attached a summary of my trial and deposition testimony.

Q: In summary, what qualifies you to provide these expert opinions?

A: [ANSWER]. I am a member of the Appraisal Institute, and have been awarded the MAI designation. I have met the required continuing education requirements in the Appraisal Institute since 1989. I am a licensed in the State of Utah as a certified general appraiser since 1989, and have met the continuing education requirements to continue in this status since 1989. My license in the State of Utah Expires June 30, 2021.

I have attached a copy of my educational transcript from the Appraisal Institute.

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EXPERT DATA

33 **Q: What documents and materials have you reviewed related to this case?**

34 A: [ANSWER] I have reviewed articles and publications relating to the impact on real
35 estate values from high voltage transmission lines including:

36 High Voltage Transmission Lines and Residential Property Values in New England, published
37 in The Appraisal Journal, Fall 2019

38 Property Value Impacts from Transmission Lines, Subtransmission Lines and Substations, The
39 Appraisal Journal, Summer 2016.

40 The Effect of High Voltage Overhead Transmission Lines of Property Value, Letters to the
41 Editor, The Appraisal Journal, Winter 2018.

42 The Effect of High Voltage Overhead Transmission Lines of Property Values; A Review of the
43 Literature Since 2010, The Appraisal Journal Summer 2017.

44 The Price Effects of HVTLs on Abutting Homes, The Appraisal Journal, Winter 2013.

45 Land Uses and Value; Resources on Corridors, Land Use Regulation and Retail Leases, The
46 Appraisal Journal, Spring 2016.

47 Transit corridor Valuation: Issues and Methods, The Appraisal Journal, Summer 2012.

48 Valuation Guidelines for properties with Electric Transmission Lines, by Appraisal Group One

49 I utilized various reference documents relating to the classification of power lines, string
50 transmission lines and substations, transmission planning and specifications for power line
51 clearances.

52 I also reviewed various court decisions relating to valuation of real property.

53 **Q: What did you learn from those materials?**

54 A: [ANSWER] There is evidence that proximity to overhead or above ground power lines
55 and substations may impact the value of real estate. The impact of EMF from power lines is
56 varied.

57

58

METHODOLOGY

59 **Q: What are the standard methodologies for appraising real estate?**

60 A: [ANSWER] The appraisal of real estate is a process of comparison of known quantities
61 (comparable data) to unknown quantities (the value of a specific property). It is based on many
62 economic principles and is supported by empirical and objective measurements based on the
63 actions of participants in the real estate market place. It involves macro and micro economics
64 and the interpretation of data in the local market.

65 **Q: What methodology did you employ in this particular case and why?**

66 A: [ANSWER] I utilized qualitative analysis relating to the market participants and the
67 reaction to proximity to above ground or overhead high voltage electric transmission lines and
68 supporting structures. I also completed a quantitative analysis relating to the sales of properties
69 in Midway, and the impact on the sales price from the proximity and threat of installation of an
70 above ground or overhead electric power transmission line. Since the date of the initial
71 assignment, I have two additional sales in the area that further support my conclusion of
72 damages to support this quantitative analysis.

73 **Q: Please describe the characteristics of the properties that you valued in this case.**

74 A: [ANSWER] I appraised a total of 51 single family homes, improved lots and larger
75 acreage sites in close proximity to the proposed above ground or overhead power transmission
76 line from the fish hatchery to the cemetery in Midway. I have estimated the damages to each,
77 based on each properties proximity to the proposed power line.

78

79

EXPERT OPINIONS

80 **Q: Do you have an opinion regarding severance damages to the properties effected by**
81 **the transmission line?**

82 A: [ANSWER]. I concluded that proximity to the proposed above ground or overhead
83 power lines impacted these properties based on each individual property proximity to the
84 proposed above ground or overheard power lines and supporting structures.

85 **Q: Why did you reach this conclusion?**

86 A: [ANSWER] [EXHIBITS]. I have completed individual appraisals on each property.

87 **Q: Did you make any assumptions?**

88 A: [ANSWER] I was not provided drawings of the above ground or overheard power line
89 and its supporting structures. I assumed a width required under the standards for construction of

90 a above ground or overhead power line and supporting structures of similar voltage. The
91 approximate location of the proposed power corridor is attached to each appraisal.

92 **Q: Have you reviewed Exhibit ____?**

93 A: Yes

94 **Q: What is it?**

95 A: It's a summary of my conclusions for the 51 appraisals I performed on properties along
96 the proposed line of the overhead transmission lines. It was prepared by VOLT and given to
97 me.

98 I found the parcel identified as parcel 31 was not completed. The property identified as parcel
99 84 is a duplication of parcel 10. I completed an appraisal of the parcel identified as number 65,
100 the estimate of value absent the overhead transmission lines and supporting structures is
101 \$960,000, the value with the overhead transmission lines and supporting structure is \$912,000
102 and the damage to this specific parcel is \$46,000.

103

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SUMMARY OF TESTIMONY

105 **Q: Please summarize your testimony.**

106 A: [ANSWER]. My testimony is that each property has suffered proximity damages as
107 summarized on each appraisal.

108 **Q: Does this conclude your direct testimony?**

109 A: Yes.

JERRY R. WEBBER, MAI
REAL ESTATE APPRAISER and CONSULTANT

APPRAISAL QUALIFICATIONS OF JERRY R. WEBBER

LICENSES, DEGREES AND MEMBERSHIPS

Graduated Olympus High School, Salt Lake City, Utah — 1967
Graduated University of Utah — 1971 — B.S. Degree – Management
Received Utah Real Estate Salesman's License in 1970
Received Real Estate Broker's License in 1975
Member of the National Association of Independent Fee Appraisers (N.A.I.F.A.), IFAS Designation 1974-1991
Appraisal Institute, MAI Designation
Owner-Broker of Webber Real Estate Company, Salt Lake City, Utah
Member of National Association of Real Estate Boards (NAREB) and Salt Lake Board of Realtors, G.R.I. Designation
Chairman National Education Committee, NAIFA, 1989-1991
President Utah Association of Appraisers, 1991-1992
Certified General Appraiser, Utah License# 5450980-CG00
1995-1998 Member, State of Utah Appraiser Registration Certification Board
1998-2002 Chairman State of Utah Appraiser License and Certification Board

APPRAISAL EDUCATION AND TRAINING

Successfully completed the following courses:

Residential Appraising	24 hours	NAIFA
Capitalization Techniques	8 hours	NAIFA
Uniform Eminent Domain	24 hours	Utah State Bar
Commercial and Investment	45 hours	NAREB
Recreation Property Appraising	24 hours	American Society of Appraisers
Income Capitalization	24 hours	AIREA
Mortgage Equity and Today's Financing	14 hours	NAIFA
Income Capitalization	80 hours	AIREA
Case Studies	40 hours	AIREA
Uniform Standards of Professional Practice	27 hours	AIREA
Appraising From Blueprints	7 hours	Appraisal Institute
Appraiser as an Expert Witness	7 hours	Appraisal Institute
Understanding Limited Appraisal	7 hours	Appraisal Institute
Appraisal Review	7 hours	Appraisal Institute
Fair Lending and the Appraiser	6 hours	Utah Association of Appraisers
Appraisal Review	7 hours	Appraisal Institute
Appraising From Blueprints	7 hours	Appraisal Institute
Highest and Best Use Analysis	40 hours	Appraisal Institute

Developed 8-hour program of Utah Assoc. of Realtors on Appraising
Senior Instructor NAIFA 1979-1991
Qualified as an expert witness in District Courts and Federal Courts
Author of text: "Principles of Real Estate Appraisal," NAIFA
Co-author: "Case Studies in Real Estate Appraisal"
Helped develop Condemnation Seminar for NAIFA
Co-author "Capitalization Courses," NAIFA

PARTIAL LIST OF CLIENTELE SERVED

American Investment Financial	Wells Fargo Bank
Key Bank	Western Management and Maintenance
Bank One	AT&T Capital
Zions First National Bank	Bank of the West
Jordan School District	Seven-Eleven Stores
Intermountain Association of Credit Men	Price Industries
Small Business Administration	Murray School District
State of Utah – Building Board	City of South Salt Lake
Tooele County Commission	Alta Industries
Sperry-Univac	Utah Power & Light
Brighton Bank	Westinghouse Electric
South Summit School District	Murray City Corporation
Celtic Bank	State of Utah, Natural Resources
State Farm Insurance	Numerous attorneys in Salt Lake, Davis and Utah Counties

COURT APPEARANCES AND DEPOSITIONS BY JERRY R. WEBBER, MAI

<u>DATE</u>	<u>CASE NAME</u>	<u>TYPE OF CASE</u>	<u>ATTORNEY</u>	<u>TRIAL</u>	<u>DEPOSITION</u>
February 26, 2020	Mover V Mover	Divorce	Jeremy Jones	Yes	
December 5, 2019	March V March	Divorce	Dean Andreasen	Yes	
July 30, 2019	Wood V Cooper	Construction Defect	Bastiaan Coebergh	Yes	Yes
June 7, 2019	Stephenson V Stephenson	Divorce	Mary Corporon	Yes	
August 1, 2018	Killbourn V Killbourn	Divorce	Sam Barker	Yes	
April 26, 2018	UDOT V Cross Island Land	Eminent Domain	Kevin Anderson		Yes, mediation
April 13, 2018	TZA V Dinsmore	Fraud	David Scofield	Yes	
February 12, 2018	Lucy V Lucy	Divorce	Michael Nielsen	Yes	
January 23, 2017	Peterson V Peterson	Divorce	Joseph Orifici	Yes	
January 13, 2016	Ray V Corporon	Legal Malpractice	Phillip Ferguson	Yes	
December 3, 2015	Martin V Kristensen	Rental Value	James Deans	Yes	
October 21, 2015	UDOT V FPA West Point	Eminent Domain	Kenneth Okazaki	Yes	Yes
March 5, 2015	UDOT V FPA West Point	Estate Dispute	Kenneth Okazaki		
February 5, 2015	Thomas V Mattena	Contract Breach	Ray Matineau	Yes	
March 24, 2014	Wallace V South Farm	Divorce	Chad Derum		Yes, mediation
December 3, 2013	Naegle V Naegle	Divorce	Jerrold Jennings	Yes	
September 23, 2013	Cameron V Cameron	Divorce	Bryant McConkie	Yes	
August 23, 2013	UDOT V Admiral Beverage	Eminent Domain	James Jardine	Yes	
June 11, 2013	Fadus V Fadus	Divorce	Terry Cathcart	Yes	
January 16, 2013	UDOT V TBT Properties	Eminent Domain	Brant Wall	Yes	

Court Appearances and Depositions of Jerry R. Webber, MAL, page 2

<u>DATE</u>	<u>CASE NAME</u>	<u>TYPE OF CASE</u>	<u>ATTORNEY</u>	<u>TRIAL</u>	<u>DEPOSITION</u>
October 29, 2012	Seebohm V Seebohm	Divorce	James Woodall	Yes	
July 12, 2012	Bank of America V Olch	Deficiency Judgement	Richard Burbridge		Yes
July 2, 2012	Wallace V South Farm	Contract Breach	Chad Derum		Yes
June 28, 2012	Whatcott V Whatcott	Divorce	Jill Coil	Yes	
June 19, 2012	Barnett V Barnett	Divorce	James Woodall	Yes	
May 8 - 9, 2012	Crawford V Homestead	Flood Damage	Rick Van Wagoner	Yes	
April 10, 2012	Tanner V Free	Standard of Care	Mark Larsen		Yes
March 13, 2012	Maloney V Maloney	Divorce	Kara Barton	Yes	
February 9, 2012	Crawford V Homestead	Flood Damage	Melinda Bowen		Yes
February 8, 2012	Boulder	Bankruptcy	Scott B. Mitchell	Yes	
February 3, 2012	Bank of America V Olch	Deficiency Judgement	Richard Burbridge		Yes
January 24, 2012	Wilson V Wilson	Divorce	Gayanne Schmid	Yes	
October 13, 2011	Bank of the West V BNB	Deficiency Judgement	Byron Scott		Yes
August 23, 2011	Howe V Howe	Divorce	Matthew Olsen	Yes	
May 18, 2011	Preston V Preston	Divorce	Bryant McConkie	Yes	
February 25, 2011	Wagner	Bankruptcy	Scott B. Mitchell	Yes	
January 16, 2011	Salt Lake County V Walsh	Eminent Domain	John Walsh		Yes
December 16, 2010	Salt Lake County V Walsh	Eminent Domain	John Walsh		Yes
September 23, 2010	Wagner V America West	Bankruptcy	Scott B. Mitchell		Yes
August 12, 2010	Goggin V Goggin	Divorce	Frederick Green	Yes	
May 3, 2010	Air Center of Salt Lake	Bankruptcy			
February 22, 2010	McPhie V McPhie	Divorce	James Woodall	Yes	
January 26, 2010	Madill V Madill	Divorce	David Friel	Yes	
October 22, 2009	Watson V Watson	Divorce	Sharon Donovan	Yes	
September 22, 2009	Murphy V Murphy	Divorce	Sharon Donovan	Yes	
August 24, 2009	Adams V Adams	Divorce	Joseph Goodman	Yes	
August 13, 2009	Warenski V High	Divorce	James Woodall	Yes	
May 6, 2009	Lewis V Lewis	Divorce	Dena Sarandos	Yes	
March 30, 2009	Harris V Harris	Divorce	Kara Barton	Yes	
February 5, 2009	Lyman V Lyman	Divorce	Sammuel M. Barker	Yes	
January 13, 2009	Wells V Wells	Divorce	Steven Tycksen	Yes	
December 18, 2008	Pomikala V Pomikala	Divorce	Stephen R. Cook	Yes	
September 29, 2008	Rowley V Rowley	Divorce	Bart Johnson	Yes	
July 9, 2008	Christensen V Christensen	Divorce	Miles Holman	Yes	
March 7, 2008	Robinson V Robinson	Divorce	Matthew Olsen	Yes	
February 27, 2008	Menello V Menello	Divorce	Randy Ludlow	Yes	
February 7, 2008	Drury V Drury	Divorce	Steve Kuhnsen	Yes	
January 15, 2008	Wilson V Wilson	Divorce	Ellen Maycock	Yes	

<u>DATE</u>	<u>CASE NAME</u>	<u>TYPE OF CASE</u>	<u>ATTORNEY</u>	<u>TRIAL</u>	<u>DEPOSITION</u>
November 9, 2007	Bradshaw V Bradshaw	Divorce	Michael Murphy	Yes	
September 18, 2007	Kaas V Robb	Loss of Value	Jared Bramwell		Yes
August 1, 2007	Jero V Lee	Divorce	Paul Liapis	Yes	
June 21, 2007	Webster V Webster	Divorce	Paul Liapis	Yes	
April 19, 2007	Aurora Loan V Kimball	Standard of Care	Peter Salmon		Yes
March 8, 2007	Cates V Cates	Divorce	John Walsh	Yes	
February 2, 2007	Köhler V Köhler	Divorce	James Woodall	Yes	
January 8, 2007	Stewart V Metro Title	Loss of Value	George Burbridge		Yes
August 24, 2006	Becker V Becker	Divorce	Paul Liapis	Yes	
June 27, 2006	Gallegos V Lloyd	Trespass	George Hunt	Yes	
May 23, 2006	Bradshaw V Bradshaw	Divorce	Matthew Olsen	Yes	
February 9, 2006	Gallegos V Lloyd	Trespass	George A. Hunt		Yes
January 4, 2006	Floyd V Grimes	Divorce	James H. Woodall	Yes	
June 16, 2005	Robinson V Baggett	Divorce	Michael K. Mohrman	Yes	
May 17, 2005	Crawford V Crawford	Divorce	Amy Hayes	Yes	
April 18, 2005	Rackley V Rackley	Divorce	Frederick Green	Yes	
February 16, 2005	Dansie V Hi Country	Contract Breach	Dale Gardiner	Yes	
February 15, 2005	Welch V Heatizon	Fire Loss	Dennis Conroy	Mediation	
December 6, 2004	Kimball V Kimball	Divorce	Wendy Lehms	Yes	
November 18, 2004	Hemphill V Hemphill	Divorce	Williams/Donovan	Yes	
October 26, 2004	Zions V McCoy	Appraisers Liability	David McGrath	Yes	Yes
October 22, 2004	Campbell V Campbell	Divorce	Ellen Maycock	Yes	
October 21, 2004	Bangerter V Bangerter	Divorce	Frederick Green	Yes	
October 18, 2004	Bangerter V Bangerter	Divorce	Kellie Williams	Yes	
October 15, 2004	UDOT V Failor	Eminent Domain	Kendra Shurey		Yes
September 20, 2004	Potter V Potter	Divorce	Greg Constantino	Yes	
August 25, 2004	Hemphill V Hemphill	Divorce	Kelly Williams	Yes	
June, 23, 2004	Demille V Demille	Divorce	Paul Liapis	Yes	
February 6, 2004	Welch V C J Roofing,	Loss of Value	Dennis Conroy		Yes
November 30, 2003	South Jordan V Makris	Eminent Domain	Craig Call	Mediation	
October 20, 2003	Goodwin V Goodwin	Divorce	Nolan Olsen	Yes	
September 5, 2003	McGuire V Nanitola	Contract Breach	Jeffery Williams	Yes	
April 10, 2003	Ashby V Ashby	Divorce	Lisa Jones	Yes	
January 22, 2003	Pace V Pace	Divorce	Randy Ludlow	Yes	
November 18, 2002	Jones V Jones	Divorce	Terry Cathcart	Yes	
October 9, 2002	Worthington V Worthington	Divorce	James Hanks	Yes	
May 14, 2002	Read V Read	Divorce	James Woodall	Yes	
June, 2001	Riverdale Homeowners	Loss of Value and Rent	Richard Burbridge		
May 16, 2001	Ivory V Ivory	Car Washes, Divorce	B. L. Dart	Yes	
April 20, 2001	Ivory V Ivory	Car Washes, Divorce	B. L. Dart	Yes	
February 22, 2001	UDOT V McMillan	Eminent Domain	Craig Call	Mediation	
February 1, 2001	Doilney V Doilney	Divorce	Clark Sessions	Yes	

<u>DATE</u>	<u>CASE NAME</u>	<u>TYPE OF CASE</u>	<u>ATTORNEY</u>	<u>TRIAL</u>	<u>DEPOSITION</u>
December 6, 2000	Vickers V Beckstead	Appraiser Liability	Bruce Baird		Yes
October 10, 2000	Dads Restaurant	Bankruptcy	Steve Tycksen	Yes	
September 25, 2000	Hoffman V Hoffman	Divorce	David McPhie	Yes	
August 17, 2000	MSI V Town of Alta	Zoning Damages	Gesas/Christensen		Yes
July 27, 2000	LaTorete V LaTorete	Divorce	David Dolowitz	Yes	
July 6, 2000	Davis School V Evans	Eminent Domain	Richard Cahoon		Yes
May 4, 2000	Elman V Elman	Divorce	Stewart Hansen	Yes	
April 3, 2000	Riley V Riley	Divorce	Marty Olsen	Yes	
October 18, 1999	Simsich V Simsich	Right of Way Damage	Scott Charlier	Yes	
October 18, 1999	Johnson V Johnson	Divorce	James Watts	Yes	
August 16, 1999	Pritzkau V Pritzkau	Divorce	Paul Liapis	Yes	
July 27, 1999	Fairclough V Fairclough	Divorce	Steve Cook	Yes	
June 2, 1999	Adamson V Adamson	Divorce	Donovan/ORourke	Yes	
May 21, 1999	Jones V Jones	Divorce	David Dolowitz	Yes	
May 14, 1999	Howe V Howe	Divorce	David Dolowitz	Yes	
April 14, 1999	Martin V Olch	Loss of Bargain	B. L. Dart	Yes	
December 14, 1998	UDOT V Curtis	Eminent Domain	Dick Burbridge		Yes
December 8, 1998	McCall V McCall	Divorce	Clark Sessions		Yes
September 2, 1998	Adams V Adams	Divorce			
August 13, 1998	Knight	Tax Appeal	Keith Knight	Yes	
May 15, 1998	UDOT V DAI	Eminent Domain	Kevin Anderson	Yes	
May 24, 1998	UDOT V Majestic	Eminent Domain	Robert Campbell	Yes	
May 13, 1998	Medical Leasing	Tax Appeal	Robert Campbell	Yes	
February 11, 1998	Ellis V Ellis	Divorce		Yes	
December 23, 1997	Stout V McPhie	Divorce		Yes	
December 16, 1997	Cecala V Cecala	Divorce		Yes	
December 12, 1997	Fox V Fox	Divorce	B. L. Dart	Yes	
October 28, 1997	Freed V Freed	Divorce	Paul Liapis	Yes	
September 2, 1997	Silver Mine Builders	Loss of Profits	Robert Campbell		Yes
September 3, 1997	UDOT V HK Truck	Eminent Domain	Robert Campbell		Yes
August 25, 1997	UDOT V Jensen	Eminent Domain	Brant Wall	Yes	
August 13, 1997	SLC V Gilmor	Eminent Domain	Brant Wall	Yes	
May 28, 1997	Storheim	Bankruptcy		Yes	
May 12, 1997	UDOT V Peterson	Eminent Domain	Jim McIntosh	Yes	
April 8, 1997	UDOT V Ryder Truck	Eminent Domain	Clark Sessions	Yes	
February 14, 1997					



Education Transcript
Not an Official College Transcript
 Must send actual signed certificate of completion

January 3, 2020

Jerry R. Webber, MAI
 Jerry R. Webber Real Estate
 2330 South Main Street # 5
 Salt Lake City, UT 84115-2796

Account # 95799

This document may not be accepted by all licensing boards as verification of course completion.
 Please note that the hours reflected below may differ by state.
 Refer to the specific state matrix for actual state approved hours.

Program	Date	Location	Type	Status	Attendance	Hours Attend	Hours Exam
Ignorance Isn't Bliss: Understanding an Investigation by a State Appraiser Regulatory Board or Agency	November 22, 2019	Salt Lake Board of Realtors	CE		Attended	4 hours	
7-Hour National USPAP Update Course	May 17, 2019	Salt Lake Board of Realtors	CE		Attended	7 hours	
Fall Symposium 2018	October 19, 2018	Salt Lake Public Safety Building			Attended		
The Discounted Cash Flow Model: Concepts, Issues, and Applications	September 14, 2018	Salt Lake Board of Realtors	CE		Attended	7 hours	
Preparing for Utah's New Normals Seminar	September 7, 2018	Hampton Inn			Attended		
Fall Symposium 2017	October 27, 2017	Salt Lake City Public Safety Building			Attended		
7-Hour National USPAP Update Course	May 12, 2017	Salt Lake Board of Realtors	CE		Attended	7 hours	
Residential and Commercial Valuation of Solar	April 13 - 14, 2017	Salt Lake Public Safety Building	CE	Pass	Attended	14 hours	1.00
New Residential Construction Issues: Appraisal Development & Reporting Considerations for a Residential Construction Lender	March 21, 2017	Salt Lake Board of Realtors			Attended		
7-Hour National USPAP Update Course	May 1, 2015	Argosy University	CE		Attended	7 hours	

Business Practices and Ethics	April 30, 2015	Argosy University	CE		Attended	6 hrs. Classes/5 Online	
Evaluating Commercial Construction	May 1 - 2, 2013	Hilton Garden Inn			Attended		
Business Practices and Ethics	February 22, 2013	Hilton Garden Inn	CE		Attended	6 hrs. Classes/5 Online	
7-Hour National USPAP Update Course	February 21, 2013	Hilton Garden Inn	CE		Attended	7 hours	
Business Practices and Ethics	May 6, 2011	Hilton Garden Inn	CE		Attended	6 hrs. Classes/5 Online	
7-Hour National USPAP Update Course	May 5, 2011	Hilton Garden Inn	CE		Attended	7 hours	
Appraisal Curriculum Overview (2-day General)	November 4 - 5, 2010	Hilton Garden Inn			Attended		
Condemnation Appraising: Principles and Applications	February 24 - 26, 2010	Hilton Garden Inn	CE	Pass	Attended	21 hours	1.00
7-Hour National USPAP Update Course	May 8, 2009	Hilton Garden Inn	CE		Attended	7 hours	
Appraising Distressed Commercial Real Estate: Here We Go Again	April 17, 2009	Courtyard by Marriott, Sandy			Attended		
Forecasting Revenue	February 20, 2009	Hilton Garden Inn	CE		Attended	7 hours	
Business Practices and Ethics	May 4, 2007	Utah State Bar Law and Justice	CE	Pass	Attended	6 hrs. Classes/5 Online	
7-Hour National USPAP Update Course	May 3, 2007	Utah State Bar Law and Justice	CE		Attended	7 hours	
Litigation Skills for the Appraiser	February 9, 2007	Hilton Garden Inn			Attended		
Feasibility Analysis, Market Value & Investment Timing	February 3, 2006	Little America Hotel			Attended		



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January 3, 2020

7-Hour National USPAP Equivalent Course	May 1, 2004 - 15, 2014	On-Demand Online Education		Attended
Standards of Prof. Practice, Part B	January 1 - December 31, 1991	Exam		Not Attended
Comprehensive Examination	February 8, 1988	CB Richard Ellis, San Francisco	Pass	Attended
Comprehensive Examination	August 10, 1987	University of Florida		Attended



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My Events

Print Education Transcript (Reports/ReportStart.aspx?ReportKey=f1d8f683-5e26-4b12-ac92-9684691b5edf&cst_key=c90e42cc-5019-4377-b9b8-b123601904c7)

Classroom Offerings | Synchronous Offerings | Conferences

Title	Sponsor	Start Date	End Date	Exam Date	Location	Status	
Business Practices and Ethics * 2011-05-06, Salt Lake City, UT	Utah Chapter	05/06/2011	05/06/2011		Salt Lake City	Registered	View (DynamicPage.aspx?webcode=aicourseregdetail&Reg_key=9D795044-024F-4907-8F2B-3E2A9EDFB0D)
7-Hour National USPAP Update Course * 2013-02-21, Salt Lake City, UT	Utah Chapter	02/21/2013	02/21/2013		Salt Lake City	Registered	View (DynamicPage.aspx?webcode=aicourseregdetail&Reg_key=62A76341-BDE5-444C-B165-2FE78F4B1ABF)
Business Practices and Ethics * 2013-02-22, Salt Lake City, UT	Utah Chapter	02/22/2013	02/22/2013		Salt Lake City	Registered	View (DynamicPage.aspx?webcode=aicourseregdetail&Reg_key=72C93FEB-8F12-496B-908B-64ADCB9FC452)
Evaluating Commercial Construction * 2013-05-01 - 2013-05-02, Salt Lake City, UT	Utah Chapter	05/01/2013	05/02/2013		Salt Lake City	Registered	View (DynamicPage.aspx?webcode=aicourseregdetail&Reg_key=5AFA861E-4545-4ED5-B2B5-740EFCDC7C366)
Business Practices and Ethics * 2015-04-30, Draper, UT	Utah Chapter	04/30/2015	04/30/2015		Draper	Registered	View (DynamicPage.aspx?webcode=aicourseregdetail&Reg_key=09095BD5-5379-40D7-BBAF-2B82CD79BD48)
7-Hour National USPAP Update Course * 2015-05-01, Draper, UT	Utah Chapter	05/01/2015	05/01/2015		Draper	Registered	View (DynamicPage.aspx?webcode=aicourseregdetail&Reg_key=AB4AD884-03C2-485A-8E08-D6C4267C3B64)
7-Hour National USPAP Update Course * 2017-05-12, Sandy, UT	Utah Chapter	05/12/2017	05/12/2017		Sandy	Registered	View (DynamicPage.aspx?webcode=aicourseregdetail&Reg_key=9EA6CC34-C5D2-4DAA-8292-23AD8FE28563)

Title	Sponsor	Start Date	End Date	Exam Date	Location	Status	
Residential & Commercial Valuation of Solar * 2017-04-13 - 2017-04-14, Salt Lake City, UT	Utah Chapter	04/13/2017	04/14/2017	April 14, 2017: Pass	Salt Lake City	Passed	View (DynamicPage.aspx?webcode=aicourseregdetail&Reg_key=06A3E340-6F99-467A-A87E-60A4940CC500)
New Residential Construction Issues: Appraisal Development & Reporting Considerations for a Residential Construction Lender * 2017-03-21, Sandy, UT	Utah Chapter	03/21/2017	03/21/2017		Sandy	Registered	View (DynamicPage.aspx?webcode=aicourseregdetail&Reg_key=0A2B2BED-E906-4A77-A362-F0A6468CD9CE)
Fall Symposium 2017 * 2017-10-27, Salt Lake City, UT	Utah Chapter	10/27/2017	10/27/2017		Salt Lake City	Registered	View (DynamicPage.aspx?webcode=aicourseregdetail&Reg_key=089821EE-4589-419A-BF92-A3D9792F894E)

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[<](#)
[1](#)
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[3](#)
[>](#)

Online Courses

Course	Status	Completed	Start Date	End Date	
7-Hour National USPAP Equivalent Course, Online	Completed	June 27, 2005	06/15/2005	07/15/2005	View Certificate (DynamicPage.aspx webcode=AlOnlineF AA12-40E0-B518-47B804843848)

Showing 1 to 1 of 1 rows

Exams

Exam	Status	Exam Date	Exam Deadline
Residential & Commercial Valuation of Solar	Passed	04/14/2017	View (DynamicPage.aspx?webcode=AIExamRegDetail&Reg_key=06A3E340-6F99-467A-A87E-60A4940CC500)
Condemnation Appraising: Principles & Applications	Passed	02/26/2010	View (DynamicPage.aspx?webcode=AIExamRegDetail&Reg_key=DE30412A-27DA-4A1B-849E-3D1F76181438)
Business Practices and Ethics	Passed	05/04/2007	View (DynamicPage.aspx?webcode=AIExamRegDetail&Reg_key=5D6631B2-3CC9-4BAE-B604-A21E2711A251)

Showing 1 to 3 of 3 rows

Webinars

Webinar	Status	Start Date
No Current Webinars		

Showing 1 to 1 of 1 rows

Chapter Social Events

Title	Start Date	End Date
No Current Social Events		

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-  [Join \(https://www.appraisalinstitute.org/ai-affiliation/\)](https://www.appraisalinstitute.org/ai-affiliation/)
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-  [Terms & Conditions \(https://www.appraisalinstitute.org/service/terms/\)](https://www.appraisalinstitute.org/service/terms/)
-  [Privacy Policy \(https://www.appraisalinstitute.org/service/privacy/\)](https://www.appraisalinstitute.org/service/privacy/)



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Print Education Transcript (Reports/ReportStart.aspx?ReportKey=f1d8f683-5e26-4b12-ac92-9684691b5edf&cst_key=c90e42cc-5019-4377-b9b8-b123601904c7)

Classroom Offerings | Synchronous Offerings | Conferences

Title	Sponsor	Start Date	End Date	Exam Date	Location	Status
The Discounted Cash Flow Model: Concepts, Issues, and Apps. * 2018-09-14, Sandy, UT	Utah Chapter	09/14/2018	09/14/2018		Sandy	Registered
View (DynamicPage.aspx?webcode=aicourseregdetail&Reg_key=1B06CE8A-9E45-4939-9FDF-560F02E7536C)						
Preparing for Utah's New Normals Seminar * 2018-09-07, Woods Cross, UT	Utah Chapter	09/07/2018	09/07/2018		Woods Cross	Registered
View (DynamicPage.aspx?webcode=aicourseregdetail&Reg_key=A9404C55-1AE2-464F-831F-167736436134)						
Fall Symposium 2018 * 2018-10-19, Salt Lake City, UT	Utah Chapter	10/19/2018	10/19/2018		Salt Lake City	Registered
View (DynamicPage.aspx?webcode=aicourseregdetail&Reg_key=5DE6F59D-8FBE-419F-BBD8-889068F24CC4)						
7-Hour National USPAP Update Course - 2018/19 * 2019-05-17, Sandy, UT	Utah Chapter	05/17/2019	05/17/2019		Sandy	Registered
View (DynamicPage.aspx?webcode=aicourseregdetail&Reg_key=EEDA35BF-E6FA-4A67-A08F-C144F681661C)						
Ignorance Isn't Bliss: Understanding an Investigation by a State Appraiser Regulatory Board or Agency * 2019-11-22, Sandy, UT	Utah Chapter	11/22/2019	11/22/2019		Sandy	Registered
View (DynamicPage.aspx?webcode=aicourseregdetail&Reg_key=C332E715-5A92-4C67-B51B-E4690E54122D)						

Online Courses

Course	Status	Completed	Start Date	End Date	View Certificate (DynamicPage.aspx?webcode=AIOnlineF AA12- 40E0- B518- 47B804843848)
7-Hour National USPAP Equivalent Course, Online	Completed	June 27, 2005	06/15/2005	07/15/2005	

Showing 1 to 1 of 1 rows

Exams

Exam	Status	Exam Date	Exam Deadline	
Residential & Commercial Valuation of Solar	Passed	04/14/2017		View (DynamicPage.aspx?webcode=AIExamRegDetail&Reg_key=06A3E340-6F99-467A-A87E-60A4940CC500)
Condemnation Appraising: Principles & Applications	Passed	02/26/2010		View (DynamicPage.aspx?webcode=AIExamRegDetail&Reg_key=DE30412A-27DA-4A1B-849E-3D1F76181438)
Business Practices and Ethics	Passed	05/04/2007		View (DynamicPage.aspx?webcode=AIExamRegDetail&Reg_key=5D6631B2-3CC9-4BAE-B604-A21E2711A251)

Showing 1 to 3 of 3 rows

Webinars

Webinar	Status	Start Date
No Current Webinars		

Showing 1 to 1 of 1 rows

Chapter Social Events

Title	Start Date	End Date
No Current Social Events		

Showing 1 to 1 of 1 rows



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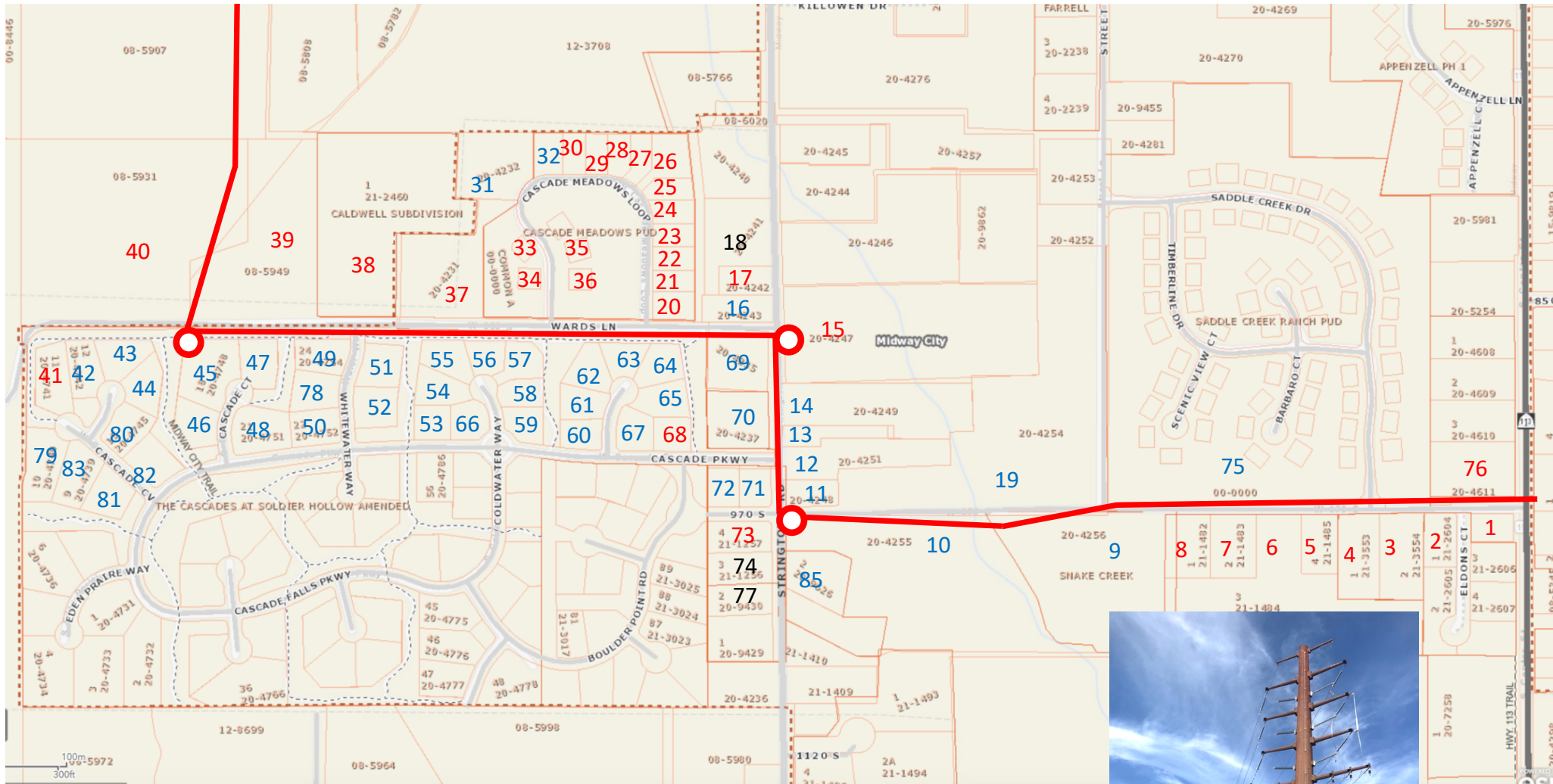
PROPERTY #	ADDRESS	APPRAISAL	MPACTED APPRAISAL	DECREASE VALUE	DECREASE PERCENTAGE
1				\$-	#DIV/0!
2				\$-	#DIV/0!
3				\$-	#DIV/0!
4	115 W 970 S			\$-	#DIV/0!
5	131 W 970 S			\$-	#DIV/0!
6	171 W 970 S			\$-	#DIV/0!
7	Property #7 on Map			\$-	#DIV/0!
8	Property #8 on Map			\$-	#DIV/0!
9	Property #9 on Map	\$ 1,110,000.00	\$ 1,054,500.00	\$ 55,500.00	5.00%
10	Property #10 on Map	\$1,272,800.00	\$1,196,432.00	\$76,368.00	6.00%
11	955 Stringtown Road	\$251,000.00	\$200,800.00	\$50,200.00	20%
12	945 Stringtown Road, Midway, UT	\$465,000.00	\$395,250.00	\$69,750.00	15%
13	923 Stringtown Road, Midway, UT	\$675,000.00	\$573,750.00	\$101,250.00	15%
14	905 Stringtown Road, Midway, UT	\$1,100,000.00	\$990,000.00	\$110,000.00	10%
15	845 Stringtown Rd			\$-	#DIV/0!
16	858 Stringtown Road,	\$500,000.00	\$400,000.00	\$100,000.00	20%
17	840 Stringtown Rd			\$-	#DIV/0!
18	Property #18 on Map			\$-	#DIV/0!
19	Property #19 on Map	\$1,879,600.00	\$1,766,824.00	\$112,776.00	6.00%
20	526 W Cascade Meadows loop			\$-	#DIV/0!
21				\$-	#DIV/0!
22				\$-	#DIV/0!
23				\$-	#DIV/0!
24	536 W Cascade Meadows Loop			\$-	#DIV/0!
25	538 W Cascade Meadows Loop			\$-	#DIV/0!
26				\$-	#DIV/0!
27	542 W Cascade Meadows Loop			\$-	#DIV/0!
28	544 W Cascade Meadows Loop			\$-	#DIV/0!
29	548 W Cascade Meadows Loop			\$-	#DIV/0!
30	550 W Cascade Meadows Loop			\$-	#DIV/0!

31	870 West Cascade Way	\$275,000.00	\$254,375.00	\$20,625.00	8%
32	580 W Cascade Meadows Loop	\$1,090,000.00	\$1,062,750.00	\$27,250.00	3%
33					#DIV/0!
34				\$-	#DIV/0!
35				\$-	#DIV/0!
36				\$-	#DIV/0!
37	Property # 37 on Map			\$-	#DIV/0!
38	696 W Ward Ln			\$-	#DIV/0!
39	Property #39 on Map				
40				\$-	#DIV/0!
41	870 Cascade Cove			\$-	#DIV/0!
42	902 Farrell Farm Circle, Midway, UT	\$1,200,000.00	\$1,080,000.00	\$120,000.00	10%
43	About 900 South Farrell Farm Circle, Midway, UT	\$265,000.00	\$238,500.00	\$26,500.00	10%
44	905 Farrell Farm Circle, Midway, UT	\$1,250,000.00	\$1,125,000.00	\$125,000.00	10%
45	908 Cascade Court, Midway, UT	\$2,000,000.00	\$1,800,000.00	\$200,000.00	10%
46	920 Cascade Ct	\$1,160,000.00	\$1,073,000.00	\$87,000.00	7.50%
47	About 901 South Cascade Court, Midway, UT	\$268,000.00	\$241,200.00	\$26,800.00	10%
48	925 Cascade CT	\$1,125,000.00	\$1,040,625.00	\$84,375.00	7.50%
49	888 Whitewater Way	\$1,225,000.00	\$1,102,500.00	\$122,500.00	10.00%
50	924 South Whitwater Way	\$265,000.00	\$251,750.00	\$13,250.00	5%
51	885 South Whitewater Way, Midway, UT	\$1,060,000.00	\$954,000.00	\$106,000.00	10%
52	915 Whitewater Way	\$265,000.00	\$245,125.00	\$19,875.00	8%
53	644 Cascade Parkway	\$255,000.00	\$242,250.00	\$12,750.00	5%
54	906 Coldwater Way, Midway, UT	\$965,000.00	\$892,625.00	\$72,375.00	8%
55	904 Coldwater Way, Midway, UT	\$950,000.00	\$855,000.00	\$95,000.00	10%
56	901 Coldwater Way, Midway, UT	\$975,000.00	\$877,500.00	\$97,500.00	10%
57	905 Coldwater Way	\$260,000.00	\$234,000.00	\$26,000.00	10%
58	909 Coldwater Way	\$255,000.00	\$235,875.00	\$19,125.00	8%
59	925 Coldwater Way	\$960,000.00	\$912,000.00	\$48,000.00	5%
60	930 Price Farm Court, Midway UT	\$665,000.00	\$631,750.00	\$33,250.00	5%
61	910 Price Farm Court, Midway, UT	\$1,050,000.00	\$971,250.00	\$78,750.00	8%

[illegible]

		\$43,484,200.00	Total Impact	\$3,445,162.00	
		Full length of line	6042 Ft		

MIDWAY UTAH JORDANELLE – MIDWAY TRANSMISSION LINE IMPACT MAP



KEY

BLUE = APPRAISAL RECEIVED

RED = APPRAISAL NEEDED

— = PROPOSED ROUTE

○ = 7ft Diameter 85-115' Steel Pole (seen in picture)

○ = 3ft Diameter 75-80' Steel Pole

○ = 2.5ft Diameter 75-80' Wooden Pole?

