

QUALIFICATIONS

Michael J. Elwell, MAI, SRA

Designation: MAI - Appraisal Institute
SRA - Appraisal Institute

Education: University of Wisconsin, La Crosse, December 1995
Bachelor of Science, Secondary Education
Bachelor of Science, Sociology

Experience:

10/06 to Present: John McCracken & Associates, Inc.
Greensboro, North Carolina
Real Estate Appraiser, Eminent Domain Specialist

08/05 to 09/06 Meridian Realty Group, Winston-Salem, NC
Broker - Commercial Real Estate

06/02 to 03/05 Norris Realty Advisors, Pasadena, CA
Staff Appraiser – Commercial Real Estate

01/97 to 06/02 Maximus, Inc., Los Angeles, CA
Senior Lead Appraiser/Project Manager

Professional Affiliations/Licenses:

- State Certified General Real Estate Appraiser (2006) – State of North Carolina Certificate #A6073
- State Certified General Real Estate Appraiser (2007) – Commonwealth of Virginia #4001-013230
- State Certified General Real Estate Appraiser (2006) – State of California #AG029076
- North Carolina Real Estate Broker, – State of North Carolina License #242805

- Member of the NC Chapter of the Appraisal Institute
- Regular Member, International Right of Way Association

Qualified Expert Witness Testimony:

- Various Courts, Commonwealth of Virginia
- North Carolina Superior Courts

Appraisal Institute Course Work:

- General Appraiser Report Writing and Case Studies (28 hours)
- Condemnation Appraising: Advanced Topics and Applications (16 hour course)
- Advanced Applications (40 hour course)
- Advanced Sales Comparison and Cost Approaches (40 hour course)
- Advanced Income Capitalization (40 hour course)
- General Appraiser Market Analysis and Highest and Best Use (30 hour course)
- Basic Income Capitalization (39 hour course)
- Appraisal Procedures (39 hour course)
- Detrimental Conditions in Real Estate (Seminar)
- Appraising Residential Properties in a "Hot" Real Estate Market (Seminar)
- Self-Storage: Looking at the Past, Projecting the Future (Seminar)

Other Real Estate Course Work:

- Uniform Standards of Professional Appraisal Practice (USPAP), various locations/institutions
- Under What Market Conditions Are We Appraising Today?, NCDOT, Winston-Salem, North Carolina
- Tackling Highest and Best Use in a Range of Situations, NCDOT, Winston-Salem, North Carolina

