

STATEMENT OF APPRAISER QUALIFICATIONS – JAMES B. RICHARDSON, MBA
Phone (910) 547-2553 Email: richardson@ncappraiser.com

EDUCATION

University of North Carolina Chapel Hill, B.A., 2001
University of North Carolina Wilmington, M.B.A., 2010
Realetech, Basic Appraisal Principles (R-1), 2010
Realetech, Basic Appraisal Procedures (R-2), 2010
Realetech, Market Analysis & Highest and Best Use (R-3), 2010
Realetech, 15-Hour National USPAP Course, 2010
BrightPath Education Services, USPAP Update 2014-2015
Appraisal Institute, Analyzing Operating Expenses, 2015
Appraisal Institute, Rates and Ratios: Making Sense of GIMs, OARs, and DCF, 2015
Appraisal Institute, Online Cool Tools: New Technology for Real Estate Appraisers, 2015
BrightPath Education Services, USPAP Update 2016-2017
McKissock, North Carolina Supervisory Appraiser/Trainee Appraiser, 2017
McKissock, Workfile Documentation for Appraisers, 2017
McKissock, Residential Property Inspection for Appraisers, 2017
McKissock, Residential Report Writing: More Than Forms, 2017
McKissock, USPAP Update 2018-2019
Hondros, Residential Sales Comparison and Income Approaches, 2019
McKissock, Residential Appraiser Site Valuation and Cost Approach, 2019
McKissock, Residential Report Writing and Case Studies, 2019
McKissock, Advanced Residential Applications and Case Studies, 2019
McKissock, Appraisal Subject Matter Electives, 2019
McKissock, Statistics, Modeling, and Finance, 2019
Appraisal Institute, USPAP Update 2020-2021
McKissock, USPAP Update 2022-2023
McKissock, General Appraiser Market Analysis Highest and Best Use, 2023
McKissock, General Appraiser Site Valuation and Cost Approach, 2023
McKissock, General Appraiser Sales Comparison Approach, 2023
McKissock, General Appraiser Income Approach, 2024
McKissock, General Report Writing and Case Studies, 2024
McKissock, Expert Witness for Commercial Appraisers, 2024
McKissock, USPAP Update 2024 - 2025

PROFESSIONAL EXPERIENCE

Ingram & Company Inc., Fee Appraiser, NC Certified General Real Estate Appraiser, May 2024 - present
Ingram & Company Inc., Fee Appraiser, NC Certified Residential Real Estate Appraiser, July 2020 – May 2024
Ingram & Company Inc., Fee Appraiser, NC Registered Trainee, January 2018 to June 2020 (Hector R. Ingram, MAI, supervisor)
Hinnant Real Estate, Fee Appraiser, NC Registered Trainee, January 2014 to June 2020 (John B. Hinnant, III, supervisor)
Pinnacle Evaluation Services, Restricted Use Appraisals, Fee Appraiser, NC Registered Trainee, January 2014 – November 2017 (Valerie Stuart, supervisor)
North Carolina's Southeast EDO, Economic Data Analyst, November 2010 - July 2013
Designated expert witness in various condemnation and equitable distribution mediations and arbitrations.
Extensive expertise in right-of-way acquisitions, easements, trusts, estates, charitable land donations, and luxury home appraisals.

PROFESSIONAL ORGANIZATIONS

NC Certified General Real Estate Appraiser # A9349 – May 2024 - present

CLIENTS

Lenders, Municipalities, Counties, Attorneys, Airport Authorities, Public and Private Utilities, State and Local Governments, Accountants, Land Trusts, Developers, Trustees, Engineers, and Private Landowners.