

**JOHN A. DAVIDSON, LICENSED REAL ESTATE APPRAISER
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EDUCATION:

Oklahoma Horseshoeing School - August 1990 & 1991
Oklahoma Horseshoeing School
Oklahoma City, Oklahoma

Graduate of Cooperstown Central School - June 1993
Cooperstown Central School
Cooperstown, New York

R - 1 -Introduction to Real Estate Appraisal - 1993
R - 2 -Valuation Principles and Procedures - 1993
USPAP - Uniform Standards of Professional Appraisal Practice – 1993
Albany Center for Real Estate Education
Spada Bldg., 107 Everett Rd.
Albany, New York

Fundamentals of Residential Data Collection N.Y.S. Certified Data Collector - 1996
Fundamentals of Commercial Data Collection N.Y.S. Certified Data Collector - 1999
Office of Real Property Services
16 Sheridan Ave.
Albany, New York

USPAP - Uniform Standards of Professional Appraisal Practice -2002
AQ-1 - Appraisal Qualifying Course – 2002
Architectural Styles – February 2, 2005
National USPAP Update Course – April 2, 2005
Commercial Real Estate 101 – April 7, 2005
FNMA Case Studies and Forms 2005 – April 28, 2005
R – 3 -Applied Residential Property Valuation – August 18, 2006
R – 4 –Introduction to 1-4 Family Income Capitalization – August 30, 2006
2006 National USPAP Update Course - 7 Hours September 8, 2007
Manfred Real Estate Learning Center
16 Computer Drive West
Albany, New York

2008-2009 National USPAP Update Course - 2009
FHA and VA Appraisal Basics - 2009
Working Together: The Mortgage Broker, Sales Agent and Appraiser - 2009
Introduction To Commercial Appraisal - 2009
Mortgage Fraud: A Dangerous Business - 2009
Understanding The 1004MC Form – 2009

Sales Comparison Approach – 2011
 Introduction to the HP-12C Calculator – 2011
 2010-2011 Equivalent 7-Hr National USPAP Update Course – 2011
 Appraisal of 2-4 Family and Multi-Family Properties – 2011
 2012-2013 7-Hour Equivalent USPAP Update Course – 2013
 Challenging Assignments for Residential Appraisers – 2013
 Covering All the Bases in Residential Reporting – 2013
 Appraisal of 2-4 Family and Multi-Family Properties – 2013
 Appraisal Review of Residential Properties – 2015
 Methodology and Application of Sales Comparison – 2015
 2014-2015 7-Hour Equivalent USPAP Update Course – 2015
 Green in Residences and Appraisals - 2015
 Basic Construction Review - 2017
 2016-2017 7-Hour Equivalent USPAP Update Course – 2017

EXPERIENCE:

1988 to 2002	George H. Cade, Certified General Appraiser Cherry Valley, New York Duties included data collection and valuation of individual properties for revaluation projects from 1988 to 2002 in the counties of Otsego, Delaware, Schoharie, Greene and Herkimer. Project supervisor for the revaluations done by the company since 1999.
Jan. - Apr. - 2003	Pioneer Appraisals Cortland, NY Split fee Licensed Real Estate Appraiser Assistant
April, 2003 -Present	I started my own appraisal business after receiving my New York State Real Estate Appraisal License. I also subcontract services for technical expertise in the valuation of Towns for reassessments. In this aspect I create statistical models of market data to enable a computer generated valuation of the properties based upon the compiled sales data. The most recent projects were the revaluation performed in the Town of Hartwick, NY and an update for the Town of Plainfield.
2014 – Present	Assessor – Town of Plainfield, NY
1990 - Present	Professional Farrier

As a hobby I enjoy computer repair and programming. Due to the complex mathematical analysis required in the appraisal field, I have written many utility programs to assist in the analysis of large data sets to make my appraisals as accurate as possible.