



Valbridge
PROPERTY ADVISORS

**INDEPENDENT VALUATIONS FOR
A VARIABLE WORLD**



Randall Henderson, MAI
Valbridge Property Advisors | Utah County
rhenderson@valbridge.com

321 North County Road, Suite D
American Fork, UT 84003

Main: 801-492-0000
Direct: 801-692-1494

STATE CERTIFICATIONS

Utah
Idaho
Arizona

EDUCATION

Bachelor of Science
Construction Management
Brigham Young University Idaho

Associate of Applied Science
Architectural Technology
Brigham Young University Idaho

www.valbridge.com

Randall Henderson, MAI

Senior Managing Director
Valbridge Property Advisors | Utah County

MEMBERSHIPS & AFFILIATIONS

Appraisal Institute: MAI Designation
Utah Chapter Board of Director

APPRAISAL INSTITUTE & RELATED COURSES

- Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book)
- Discounted Cash Flow Analysis
- Fundamentals of Apartment Appraising
- Basics of Expert Witness for Commercial Appraisers
- Appraisal of Self Storage Facilities
- Advanced Concepts and Case Studies
- Advanced Income Application
- Business Practice and Ethics
- Board of Equalization Class for Hearing Officers
- General Appraiser Income Approach Part 1
- General Appraiser Income Approach Part 2
- General Appraiser Market Analysis & Highest and Best Use
- General Appraiser Sales Comparison Approach
- General Appraiser Site Valuation and Cost Approach
- Residential Report Writing
- Residential Market Analysis and Highest and Best Use
- Residential Appraiser Site Valuation and Cost Approach
- Residential Sales Comparison and Income Approaches
- Real Estate Finance Statistics and Valuation Modeling
- Uniform Standards of Professional Appraisal Practice

EXPERIENCE

Valbridge Property Advisors | Utah County

- Senior Managing Director, 2019-Present
- Template Designer, 2016-2021
- Senior Appraiser, 2013-2018

Free and Associates

- Real Estate Appraiser 2008–2013



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Appraisal/valuation and consulting assignments include: apartments, assisted living, automobile dealerships, auto repair shops, bowling alley, car wash facilities, condominiums, eminent domain, equestrian, gravel pits, fun centers, hotels/motels, industrial, market analysis, marina, medical & dental buildings, movie theaters, mobile home parks, office buildings, office/warehouses, raw land, residential, restaurants, retail (including "Big Box"), self-storage facilities, service station/quick lube, subdivisions, transitional care facilities

CERTIFICATIONS

STATE OF UTAH
DEPARTMENT OF COMMERCE
DIVISION OF REAL ESTATE

ACTIVE LICENSE

DATE ISSUED: 01/29/2024
EXPIRATION DATE: 03/31/2026
LICENSE NUMBER: 7171277-CG00

LICENSE TYPE: Certified General Appraiser
ISSUED TO: D RANDALL HENDERSON
321 N COUNTY BLVD
SUITE D
AMERICAN FORK UT 84003



 SIGNATURE OF HOLDER

 REAL ESTATE DIVISION DIRECTOR

Division of Occupational and Professional Licenses
Department of Self Governing Agencies

The person named has met the requirements for licensure and is entitled under the laws and rules of the State of Idaho to operate as a(n)

CERTIFIED GENERAL APPRAISER

RANDALL HENDERSON
321 N COUNTY BLVD SUITE D
AMERICAN FORK UT 84003


Russell S. Barron
Division Admin

CGA-6120
Number

07/03/2025
Expires

Department of Insurance and Financial Institutions
State of Arizona

CGA - 1051652

This document is evidence that: **DAVID RANDALL HENDERSON** has complied with the provisions of Arizona Revised Statutes, relating to the establishment and operation of a:

Certified General Real Estate Appraiser

and that the Deputy Director of Financial Institutions of the State of Arizona has granted this license to transact the business of a:

Certified General Real Estate Appraiser

DAVID RANDALL HENDERSON



This license is subject to the laws of Arizona and will remain in full force and effect until expired, surrendered, revoked or suspended as provided by law.

Expiration Date: **February 28, 2026**