



Valbridge
PROPERTY ADVISORS

INDEPENDENT VALUATIONS FOR A VARIABLE WORLD



Audrey Brown

Valbridge Property Advisors | Utah

abrown@valbridge.com

527 E Pioneer Road Suite 240
Draper, Utah 84020

Main: 801-262-3388
Direct: 801-290-3976
Cell: 307-217-1966

STATE CERTIFICATIONS

Utah
Wyoming
South Dakota

EDUCATION

Master of Aeronautical Science
Embry Riddle University

Bachelor of Science
Business Administration
San Francisco State University

www.valbridge.com

Audrey Brown

General Appraiser

Valbridge Property Advisors | Utah

MEMBERSHIPS & AFFILIATIONS

Appraisal Institute, Member

- Practicing Affiliate

APPRAISAL INSTITUTE & RELATED COURSES

- 7-hour National USPAP
- Business Practices and Ethics
- General Appraiser Market Analysis and Highest and Best Use
- General Appraiser Income Approaches I & II
- Commercial Appraisal Review
- Basic Appraisal Principles
- Basic Appraisal Procedures
- General Appraisal Site Valuation and Cost Approach
- General Appraisal Sales Comparison Approach
- General Appraisal Report Writing and Case Studies
- Real Estate Finance, Statistics, and Valuation Modeling
- Expert Witness for Commercial Appraisers

EXPERIENCE

Valbridge Property Advisors | Utah

- **Certified General Appraiser**
- **2021-Present**

WYRE Appraisal, LLC

- **Certified Residential Appraiser**
- **2017-2021**

Appraisal/valuation assignments include:

- **Retail**
- **Industrial**
- **Mixed-Use**
- **Multi-Family**
- **Hospitality**
- **Office**
- **Agricultural and Commercial Land**
- **Subdivisions**
- **Special Purpose**



Valbridge
PROPERTY ADVISORS

Audrey Brown

General Appraiser

Valbridge Property Advisors | Utah

CERTIFICATIONS

STATE OF UTAH
DEPARTMENT OF COMMERCE
DIVISION OF REAL ESTATE

ACTIVE LICENSE

DATE ISSUED: 01/30/2023
EXPIRATION DATE: 01/31/2025
LICENSE NUMBER: 12525449-CG00
LICENSE TYPE: Certified General Appraiser
ISSUED TO: AUDREY J BROWN
PO BOX 7218
SHERIDAN WY 82801

Audrey J. Brown
SIGNATURE OF HOLDER

[Signature]
REAL ESTATE DIVISION DIRECTOR

Form #1

WYOMING REAL ESTATE
COMMISSION & CERTIFIED APPRAISER BOARD

License Number AP-1741 NON TRANSFERABLE

CERTIFIED REAL ESTATE APPRAISER PERMIT

Issued : 03/01/2023
Expires: 02/28/2025

Audrey J. Brown
Certified General Appraiser Permit
AS PROVIDED FOR BY THE LAWS OF WYOMING.

WYRE Appraisal
PO Box 7218
3647 US Hwy 87
Sheridan WY 82801

AUTHORIZED BY THE WYOMING CERTIFIED
REAL ESTATE APPRAISER BOARD
WITNESS MY HAND AND THE
OFFICIAL SEAL AT CHEYENNE, WYOMING.

[Signature]
Nicholas A. Barker, Executive Director

South Dakota Department of Labor and Regulation
Appraiser Certification Program

This is to Certify that Audrey J. Brown of Sheridan, WY
is duly licensed to appraise property in the State of South Dakota,
from the date hereof until September 30, 2025, unless terminated by the Department.

Highest Level
State-Certified General Appraiser

Audrey J. Brown
1675CG-R

State-Certified General Appraiser credential applies to the appraisal of all types of real property. The appraiser is bound by the Competency Rule of the Uniform Standards of Professional Appraisal Practice.

IN WITNESS WHEREOF,
this document was signed by the official in charge of licensing and certification on September 06, 2024.

[Signature]
Marcia Hultman, Cabinet Secretary,
SOUTH DAKOTA
DEPARTMENT OF LABOR AND REGULATION

2025