

QUALIFICATIONS OF BRENT D. PEDERSON

PROFESSIONAL AFFILIATIONS

MAI Member, Appraisal Institute

Certified General Real Property Appraiser, Minnesota License No. 20458803

Certified General Real Property Appraiser, North Dakota License No. CG-219104

BUSINESS EXPERIENCE

Patchin Messner Valuation Counselors, Appraiser, 2004-2015, 2018-Present, Principal 2019-Present
Mason, Bruce & Girard, Inc., Appraiser, 2015-2018

EDUCATIONAL BACKGROUND

Bachelor of Science Degree, Real Estate

University of Saint Thomas, St. Paul, MN

SPECIALIZED REAL ESTATE TRAINING

Advanced Income Capitalization, Appraisal Institute

General Appraiser Market Analysis, Highest & Best Use, Appraisal Institute

Real Estate Finance, Statistics & Valuation Modeling, Appraisal Institute

General Appraiser Sales Comparison Approach, Appraisal Institute

General Appraiser Report Writing & Case Studies, Appraisal Institute

Advanced Concepts & Case Studies, Appraisal Institute

Uniform Standards for Federal Land Acquisitions: Practical Applications, Appraisal Institute

Solving Land Valuation Puzzles, Appraisal Institute

Expert Witness for Commercial Appraisers, McKissock Educational Services

General Demonstration Report – Capstone Program, Appraisal Institute

Business Practices & Ethics, Appraisal Institute (2018)

2020-2021 USPAP Course

APPRAISAL EXPERIENCE

Preparation of appraisals for conservation, estate planning, financing, condemnation, divestiture, and acquisition. Extensive appraisal experience in agricultural, recreation, and timberland properties. Appraisal experience also includes a wide range of commercial, industrial, and multi-family properties. Provided expert testimony in condemnation proceedings.

APPRAISAL CLIENTS INCLUDE

American Indian Comm. Development Agency

Barr Engineering Co.

Campbell Knutson

Cass County Joint Water Resource District

Columbia Land Trust

Confederated Tribes of Grand Ronde

Evergreen Land Services Company

Fidelity National Title Insurance Co.

Forest Investment Associates

Great River Energy

Hancock Timber Resource Group

John Hancock Life Insurance Company

Minnesota Department of Transportation

Minnesota Pipeline Company

Moorhead Clay County Joint Powers Authority

Old Dutch Foods

SRF Consulting Group

Stimson Lumber Company

The Trust for Public Land

The Nature Conservancy

University of Minnesota

U.S. Forest Service

Valley Branch Watershed District

Weyerhaeuser Company

Williams Petroleum Services

Xcel Energy

Cities: Bloomington, Burnsville, Carver, Champlin, Cologne, Cottage Grove, Dundas, Minneapolis, Moorhead, Minnetonka, Monticello, Richfield, St. Bonifacius, St. Paul, Savage

Counties: Dakota, Hennepin, Nicollet, Ramsey, Rice, Scott