

ELIZABETH A. HANCE

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(360) 317-5845 ▪ liz@allislandsappraisal.com ▪ www.allislandsappraisal.com

Certified Residential Real Estate Appraiser

Washington State License #1703236

EXPERIENCE

All Islands Appraisal, LLC **Owner, Appraiser** **Current**

Real property residential appraisal services in San Juan, Skagit and Island Counties.

San Juan County Assessor's Office **Appraiser II, Sales Analyst** **November, 2010 – February, 2016**

Washington State Department of Revenue Accredited Appraiser (#1309) performing ad valorem mass appraisal. Appraised residential and commercial properties on all of the ferry served and most non-ferry served islands within San Juan County. Prepared and defended valuations to local Board of Equalization. Sales Analyst performing sales studies, inspections, interviews and data analysis.

Madevelyn Enterprises, LLC **Owner, Project Manager** **January, 2006 – October, 2010**

Real estate investment, acquisition, and property development. Oversight and direct responsibility for projects located in Washington and Oregon including new construction, remodels and renovations, site planning, land division, shoreline development, land use permitting and planning.

EDUCATION

Washington State University **Bachelor of Science Degree** **June, 1996**

REFERENCES

Carol Strum – Certified Residential Real Estate Appraiser
350 Vista Drive Friday Harbor, WA 98250
(360)378-3129 cjstrum@rockisland.com

Wally Gudgell – Realtor, Managing Broker
Windermere Real Estate – Orcas Island
PO Box 310 Eastsound, WA 98245
(360)376-8000 wally@windermere.com

Tammy Pollard
Senior Loan Advisor
American Pacific Mortgage
PO Box 1196 Eastsound, WA 98245
(360)317-5311 tammy.pollard@apmortgage.com

Appraisal Education Coursework

USPAP Uniform Standards and Appraisal Principles – 15 credit hours ▪ September 2007 Rockwell Institute Bellevue WA, 98005 www.rockwellinstitute.com

Appraisal Procedures – 30 credit hours ▪ November 2007 Rockwell Institute Bellevue WA, 98005 www.rockwellinstitute.com

Appraisal Principles – 30 credit hours ▪ January 2008 Rockwell Institute Bellevue WA, 98005 www.rockwellinstitute.com

Fundamentals of Mass Appraisal – 30 credit hours ▪ November 2011 The International Association of Assessing Officers Kansas City MO, 64105 www.iaao.org

Residential Sales Comparison and Income Approach – 30 credit hours ▪ January 2013 McKissock, LP Warren PA, 16365 (800)328-2008 www.mckissock.com

USPAP Uniform Standards and Appraisal Principles – 15 credit hours ▪ February 2014 McKissock, LP Warren PA, 16365 (800)328-2008 www.mckissock.com

Residential Market Analysis and Highest and Best Use – 15 credit hours ▪ December 2014 McKissock, LP Warren PA, 16365 (800)328-2008 www.mckissock.com

Mass Appraisal and Land Modeling in Excel – 3 credit hours ▪ July 2015 Washington State Department of Revenue Webinar

Residential Appraiser Site Valuation and Cost Approach -15 credit hours ▪ January 2016 McKissock, LP Warren PA, 16365 (800)328-2008 www.mckissock.com

Residential Report Writing and Case Studies – 15 credit hours ▪ May 2016 McKissock, LP Warren PA, 16365 (800)328-2008 www.mckissock.com

Advanced Residential Applications and Case Studies -15 credit hours ▪ September 2016 McKissock, LP Warren PA, 16365 (800)328-2008 www.mckissock.com

Appraisal Subject Matter Electives – 20 credit hours ▪ October 2016 McKissock, LP Warren PA, 16365 (800)328-2008 www.mckissock.com

Statistics, Modeling and Finance – 15 credit hours ▪ November 2016 McKissock, LP Warren PA, 16365 (800)328-2008 www.mckissock.com

Supporting Your Adjustments: Methods for Residential Appraisers - 3 credit hours ▪ March 2017 McKissock, LP Warren PA, 16365 (800)328-2008 www.mckissock.com

The FHA Handbook 4000.1 - 7 credit hours ▪ April 2017 McKissock, LP Warren PA, 16365 (800)328-2008 www.mckissock.com

NWMLS Matrix I Essentials - 3 credit hours ▪ April 2017 NWMLS Real Estate School, Kirkland WA, 98034 (425) 820-9200

Work File: Your Best Defense Against an Offence – 5 credit hours live webinar ▪ April 2017 McKissock, LP Warren PA, 16365 (800)328-2008 www.mckissock.com

Danger Ahead Appraisal Disciplinary Cases - 3 credit hours live seminar class ▪ April 2017 McKissock, LP Warren PA, 16365 (800)328-2008 www.mckissock.com