

ELIZABETH A. HANCE

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## Certified Residential Real Estate Appraiser

Washington State License #1703236

### EXPERIENCE

All Islands Appraisal, LLC                      Owner, Appraiser                      2017 - Current

Real property residential appraisal services in San Juan and Skagit 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

### VA & FHA HUD Appraiser

#### Appraisal Education Coursework

**USPAP Uniform Standards and Appraisal Principles** – 15 credit hours ▪ September 2007 Rockwell Institute Bellevue WA, 98005 [www.rockwellinstitute.com](http://www.rockwellinstitute.com)

**Appraisal Procedures** – 30 credit hours ▪ November 2007 Rockwell Institute Bellevue WA, 98005 [www.rockwellinstitute.com](http://www.rockwellinstitute.com)

**Appraisal Principles** – 30 credit hours ▪ January 2008 Rockwell Institute Bellevue WA, 98005 [www.rockwellinstitute.com](http://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](http://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](http://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](http://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](http://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](http://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](http://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](http://www.mckissock.com)

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

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

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

**Analyze This! Application of Appraisal Analysis Live Webinar** - 4 credit hours ▪ June 2017, McKissock, LP Warren PA, 16365 (800) 328-2008 [www.mckissock.com](http://www.mckissock.com)

**Appraisal Practices of Manufactured Housing Live Webinar** - 4 credit hours ▪ June 2017, McKissock, LP Warren PA, 16365 (800) 328-2008 [www.mckissock.com](http://www.mckissock.com)

**Fannie Mae Appraisal Guidelines: Debunking the Myths** - 4 credit hours ▪ November 2017, McKissock, LP Warren PA, 16365 (800) 328-2008 [www.mckissock.com](http://www.mckissock.com)

**USPAP Uniform Standards and Appraisal Principles Update** - 7 credit hours ▪ February 2018, Appraiser Education Service, Arlington WA (360) 708-1196

**George Dell Valuemetrics – Stats, Graphs and Data Science 1**, 14 credit hours  
November 2019 George Dell Valuemetrics, Mt Vernon WA email: [info@georgedell.com](mailto:info@georgedell.com)

**USPAP Uniform Standards and Appraisal Principles Update 2020-2021**- 7 credit hours ▪ February 2020, McKissock, LP Warren PA, 16365 (800) 328-2008 [www.mckissock.com](http://www.mckissock.com)

**Residential Appraisal Review and USPAP Compliance** – 7 credit hours – May 2020, McKissock, LP Warren PA, 16365 (800) 328-2008 [www.mckissock.com](http://www.mckissock.com)

**The Appraisal of 2-4 Unit Properties** – 4 credit hours – May 2021, McKissock, LP Warren PA, 16365 (800) 328-2008 [www.mckissock.com](http://www.mckissock.com)

**USPAP Uniform Standards and Appraisal Principles Update 2022-2023** – 7 credit hours – January 2022, McKissock, LP Warren PA, 16365 (800) 328-2008 [www.mckissock.com](http://www.mckissock.com)

**Divorce and Estate Appraisals – Elements of Non Lender Work** – 4 credit hours – January 2022, McKissock, LP Warren PA, 16365 (800) 328-2008 [www.mckissock.com](http://www.mckissock.com)

**Introduction to Expert Witness Testimony for Appraisers: To Do or Not To Do** – 5 credit hours – January 2022, McKissock, LP Warren PA, 16365 (800) 328-2008 [www.mckissock.com](http://www.mckissock.com)

**Supervisor-Trainee Course for Washington** – 4 credit hours – January 2022, McKissock, LP Warren PA, 16365 (800) 328-2008 [www.mckissock.com](http://www.mckissock.com)