

EXHIBIT "A"

LIST OF APPRAISERS

1. SCOTT D KRUEGER – MORSE-KRUEGER & ASSOCIATES
2. TIO S DIFEDERICO – THE DIFEDERICO GROUP
3. BABAK SAMMAK – KIDDER MATHEWS VALUATION ADVISORY SERVICES
4. MATTHEW D BUXTON
5. BRADLEY J HOLTZ – HOLTZ VALUATION, INC
6. KENDAL D STEWART – VALBRIDGE PROPERTY ADVISORS
7. MATTHEW J LUBAWY – VALBRIDGE PROPERTY ADVISORS
8. MICHELLE J PAINE – VALBRIDGE PROPERTY ADVISORS
9. MONIQUE WITHERS – VALBRIDGE PROPERTY ADVISORS
10. BART BOWERS – ALTA REAL ESTATE
11. CHRIS L MATHEWS – MATHEWS APPRAISAL
12. MARK D MUMMEY – ANDERSON VALUATION GROUP LLC
13. ARIELLE N LITT – BBG, INC
14. GLENN M ANDERSON – ANDERSON VALUATION GROUP LLC
15. KENDAL J BRITTON – ROI APPRAISAL
16. LUKE ADAMO – ROI APPRAISAL BRITTON GROUP
17. WILLIAM M DOMINICK – INTEGRA REALTY RESOURCES-PHOENIX
18. WALTER WINIUS III – INTEGRA REALTY RESOURCES-PHOENIX
19. GLENN RAY GROTTTE – INTEGRA REALTY RESOURCES-PHOENIX
20. ANDY A GONZALEZ – INTEGRA REALTY RESOURCES
21. CHARLES E JACK IV – CHARLES E JACK APPRAISAL & CONSULTING INC
22. CRAIG E JIU – VALPRO GROUP
23. BRADFORD D THOMPSON – THOMPSON & THOMPSON R E VALUATION AND CONSULTING
24. DARRYL L WASHINGTON – WASHINGTON REALTY ADVISORS
25. GARY G YOUNG – GRANITE APPRAISAL GROUP
26. PETRA E LATCH – CUSHMAN & WAKEFIELD VALUATION & ADVISORY
27. RONALD L JAMES – JAMES AND ASSOCIATES
28. EVAN A RANES – COLLIERS INTERNATIONAL
29. LYNN C BARNETT – LYNN BARNETT & ASSOCIATES
30. HEIDI H MEIDENBAUER – COLLIERS INTERNATIONAL
31. ANTHONY GRAY – COLLIERS INTERNATIONAL
32. MICHAEL D. VOWLES – WESTERN STATES VALUATION
33. MARK J. GOSS – CAN VALUATION GROUP
34. BRYAN VOLLMER – AMERICAN REAL ESTATE APPRAISAL

APPRAISERS HIGHLIGHTED ARE NEW; NOT ON CURRENT APPRAISER LIST



togetherforbetter

Department of Real Property Management
Property Management and Acquisition Division

500 S. Grand Central Pkwy. 4th Fl, Las Vegas, NV 89155-1825
Office: 702-455-4616 | Fax: 702-455-4055 | ClarkCountyNV.gov

Shauna Bradley, Director | Joshua Erickson, Deputy Director

September 23, 2024

[Recipient's Name]

[Recipient's Title]

[Company Name]

[Address]

[City, State, ZIP Code]

RE: REQUEST FOR INTEREST IN PROVIDING REAL PROPERTY APPRAISAL SERVICES

To all Nevada State Certified General Appraisers:

Clark County (County) Real Property Management (RPM) is seeking to compile a list of Certified General Appraisers who are interested in performing real property appraisals for the County in accordance with County Ordinance No.3307 (Ordinance).

Enclosed for your review is a copy of the Ordinance, a form entitled "Areas of Practice" and a form entitled "Conflict of Interest and Disclosure of Relationship and Source of Income". If you are interested in providing appraisal services to the County, we request that you supply us with the following information as outlined in Section 18.20.030 through 18.20.060 of the Ordinance.

- A statement including the following information:
 1. Your interest in providing appraisal service for the sale or lease of real property owned by the County according to your areas(s) of practice.
 2. Your general qualifications and consent to the requirements listed in Section 18.20.060 of the Ordinance.
 3. Your number of years of experience in appraising real property in Nevada.
 4. Your professional expertise based on resume of qualifications and certification of the person(s) who will be performing the work.
 5. Your ability to obtain professional liability insurance as required by the County.
 6. Your willingness to provide the Director of RPM with a disclosure statement which will include, but not limited to, a description of relationship and list of all sources of



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income that may constitute a conflict of interest with any assignment you may be asked to perform for the County with regard to the property to be appraised, or in any adjoining property.

- Proof of possession of a current Nevada General Appraiser Certification issued by the Nevada Real Estate Division.

In addition to the above requirements, you must also be available to take calls, answer questions, and provide assistance during normal business hours. Please submit this information, along with all completed forms to:

Clark County Department of Real Property Management

Attn: Samantha Smith

500 S. Grand Central Pkwy, 4th Floor

Las Vegas, NV 89155-1825

Package must be post-marked or time-stamped received no later than 4:00PM on October 31st, 2024, to be considered. Late packages will not be accepted. The County will consider a non-response by the above date to mean that you are not interested in providing appraisal services to us. Submittals will be reviewed within 30 days and an appraisal list will be compiled and organized at random for the Board of County Commissioners approval.

If you have questions, please email me at: SmithSam@ClarkCountyNV.gov. Thank you for your time and consideration.

Sincerely,

Samantha Smith

Right of Way Agent I

CC: Shauna Bradley, Director of Real Property Management

Robert Tomiyasu, Property Acquisition Administrator

18.20.010 Purpose.

Unless otherwise provided by state law or required by federal law, before the board of county commissioners may sell or lease any of the real property owned by the county, the board shall first cause such property to be appraised pursuant to the provisions set forth in this chapter.

(Ord. 3307 § 1 (part), 2005)

18.20.020 Requirements.

Prior to the sale or lease of any real property owned by the county, the director of real property management and the directors of such other county departments that may be authorized by the board to negotiate to sell or lease county-owned real property (collectively and individually, "the director"), shall obtain two independent appraisals of the real property. Each appraisal shall be prepared by appraisers selected from a list established pursuant to Section 18.20.030 of this chapter. The selection and appointment of the appraisers shall be according to the procedure established pursuant to Section 18.20.040 of this chapter. The qualifications of the appraisers shall be determined pursuant to Section 18.20.060 of this chapter.

(Ord. 3307 § 1 (part), 2005)

18.20.030 Lists—Established.

Lists of appraisers shall be established as follows: The director shall:

- (a) (l) Obtain from the state of Nevada, Department of Business and Industry, Real Estate Division, a current list of all Nevada Certified General Appraisers licensed or certified to appraise real estate in the state of Nevada and identify those on active status;
 - (2) Send a letter to all appraisers on that list requesting that they submit a statement of interest in providing appraisal services for the sale or lease of real property owned by Clark County according to their area(s) of practice, together with a statement of their general qualifications and general consent to the requirements listed in Section 18.20.060; and
 - (3) Review and compile the list of appraisers responding to the letter and organize it at random. Such random organization may be done by using any method that the director determines will result in a random listing. The director shall present each such list to the board for approval.
- (b) If a particular parcel or parcels presents complex real estate and/or land use issues which require special skills or experience to determine the fair market value of the property, the county may develop a separate list of appraisers by setting forth the special qualifications desired and other relevant information in a request for qualifications solicitation, to which interested qualified persons may reply, together with a statement of their specific qualifications in the area(s) sought. Respondents shall present proof of the appropriate certificate, license, or permit required by NRS Chapter 645C. The responses shall be compiled on a separate list, and organized by random method and, once the list is approved by the board, selection of appraisers may be made from the list as needed in the matter set forth in CCC 18.20.040.

(Ord. 3307 § 1 (part), 2005)

(Ord. No. 4282, § 1, 4-7-2015)

18.20.040 Selection—Procedure.

The board hereby establishes the following procedure for selection of appraisers: The director shall select the first two or more names starting at the top of the random list of appraisers, based on their area of practice and qualifications for the particular assignment. The appraisers so selected shall be required to submit a proposal, including a quote and their specific qualifications for the particular assignment; together with the disclosure statement described in Section 18.20.060. Until such time as the list is amended or rotated as provided in Section 18.20.050, the names of those appraisers so selected and appointed will be moved to the bottom of the list.

(Ord. 3307 § 1 (part), 2005)

18.20.050 Director's responsibilities.

The director shall annually, or at other times deemed necessary:

- (a) Review the records of the state of Nevada, Department of Business and Industry, Real Estate Division, to identify changes, additions or deletions of those Nevada Certified General Appraisers on active status;
- (b) Send a letter to all new appraisers requesting that they submit a statement of interest in providing appraisal services for the sale or lease of real property owned by Clark County according to their area(s) of practice, together with a statement of their qualifications; and
- (c) Compile a new list of appraisers comprised of the existing appraisers and the new appraisers responding to the letter and organize it at random. The list may be amended to remove a name at any time upon written request from an appraiser, upon information received from the state of Nevada, Department of Business and Industry, Real Estate Division, that an appraiser is no longer active or that some other basis exists for removal, or upon a determination by the board that a basis exists for removal.

(Ord. 3307 § 1 (part), 2005)

18.20.060 Qualification criteria.

(a) The board hereby establishes the following criteria to be used in determining the qualifications of appraisers. These criteria shall include, but not be limited to, the following:

- (1) Possession of Nevada General Appraiser Certification issued by the Real Estate Division, or the ability to obtain a permit from the state pursuant to NRS Chapter 645C;
- (2) Years of experience in appraising real property in Nevada;
- (3) Description of previous projects similar in size and scope to the particular assignment;
- (4) Professional expertise, based on a resume of qualifications, certifications and professional expertise of the person performing the work;
- (5) Appraiser's current workload to determine ability to perform the work required for the particular project;
- (6) Competitiveness of fees;
- (7) Ability to obtain professional liability insurance as required by the county;
- (8) Willingness to indemnify the county for errors, omissions and negligence;

(9) Lack of any conflict of interest as specified in subsection (b) of this section; and

(10) Any other criteria deemed appropriate under the circumstances of the particular assignment.

- (b) An appraiser shall not be qualified for an assignment if the appraiser or a person related to the appraiser within the third degree of consanguinity or affinity has an interest in the real property to be appraised or an interest in real property adjoining the property to be appraised. An appraiser selected from the list must provide a disclosure statement to the director which includes, but is not limited to, a statement describing any such relationship and a list of all sources of income that may constitute a conflict of interest.

(Ord. 3307 § 1 (part), 2005)

(Ord. No. 4282, § 1, 4-7-2015)

18.20.070 Appraisal time restriction.

The appraisals obtained pursuant to this chapter may be used to determine the price of real property to be sold or leased only if such appraisals have been prepared not more than six months before the date on which the real property is offered for sale or lease.

(Ord. 3307 § 1 (part), 2005)