

QUALIFICATIONS OF DEAN E. DAWSON, SRA, AI-RRS

Real Estate Experience

Extensive experience in the valuation, evaluation and brokerage of real property for corporate clients, financial institutions, attorneys, public and governmental agencies, including:

Vacant Land – residential, commercial, industrial, acreage

Residential – single-family dwellings, condominiums, planned-unit developments, 2-4 family

Commercial – professional office buildings, medical offices, shopping centers, retail stores, hotels and motels, restaurants, and mixed-use properties, convenience stores, subdivisions, mobile home parks, apartments

Industrial – light industrial buildings, warehouses, manufacturing plants

Easement valuation, leased fee and leasehold interests, market research, construction defects, casualty loss, statistical analysis, property tax appeals, full and partial taking for condemnation, appraisal review.

1994-Present The RPC Group, LLC (Dawson & Associates, LLC) Principal; activities include valuation, brokerage, consulting, expert testimony and litigation support in the area of real estate damages

1990-1994 Dawson & Thalheimer Partner; activities include valuation, brokerage consulting, appraisal review, expert testimony and litigation support

1986-1990 Dawson Appraisals Principal; activities include valuation, brokerage consulting, and appraisal review

1982-1986 Dawson Contracting Principal; activities include residential remodeling

Litigation Support / Expert Witness Experience

Court Experience – qualified expert witness in Federal Court; United States Bankruptcy Court; Kanawha, Cabell, Wayne, Lincoln, Mingo, Mason, Raleigh, Clay, Roane, Putnam, Jackson, Logan, Boone Circuit Courts; Kanawha and Putnam County Family Court. Expert opinions and analysis have been provided on the following topics:

Agent/Broker standard of care	Disclosure disputes	Marital dissolution
Appraisal review	Eminent domain	Market conditions
Appraiser & mortgage fraud	Environmental issues	Partial / fractional interests
Appraiser standard of care	Fair market rent	Predatory lending
Before-and-after damages	Fiduciary duties	Prospective valuations
Boundary disputes	Foreclosure / REO	Rent loss and damages
Casualty Loss	Geotechnical	Retrospective valuations
Construction defect	Highest & Best Use	Right-of-way / Easement
Contributory value issues	Historic significant	Single family homes
Covenants and conditions	Insurable value	Stigma & market resistance
Criminal activities	Inverse condemnation	Zoning / Land regulation
Development land	Landlord / Tenant disputes	USPAP
Diminution of value	Life Estates	

Professional Affiliations / Memberships

WV Real Estate Appraiser Licensing and Certification Board, Chair

Member of the Appraisal Institute, SRA designation awarded in 1992; AI-RRS in 2014; Appraisal Institute activities include: National: Education and Technology Committees; State: Chapter President, Board of Director, Treasurer, Education and Government Affairs Chair

Member of the National Association of Realtors; NAR activities include: National: Real Property Valuation and Commercial Committees; 2019 Vice Chair, Regulatory Issues Forum; Global Climate Change Policy Review Work Group; Land Use Property Rights and Environmental Committee; Federal Technology Policy Board; NAR Director;

State (WVAR): 2013 State President, Board of Director, Secretary, Education, Convention and Government Affairs Chair; Local: 2012/2008 President Kanawha Valley Board, Director, Education Chair; Board Membership: Kanawha Valley, Huntington, Beckley, Eastern Panhandle, Central, Greenbrier Valley, Northeast Ohio

Licenses

State of West Virginia Certified General Appraisal License CG402
State of West Virginia Licensed Real Estate Broker WV0021530
State of Florida State-Certified Real Estate Appraiser License RZ4022
State of Kentucky Certified General Appraisal License 004951
Commonwealth of Virginia Certified General Appraisal License 4001017335
State of Ohio Certified General Appraisal License 2014004561

Government List/Panel

FHA Fee Appraiser
Veterans Administration Panel Appraiser

Professional Education

Attended and successfully completed all courses for Qualifying Education (QE) necessary for a Certified General Real Estate Appraiser. Education for SRA and AI-RRS designation issued by the Appraisal Institute. The latter includes Peer Review and a Demonstration Appraisal Report. Level 1 Investigator Training, Appraisal Foundation

Appraisal Institute, American Institute, Society of Real Estate Courses

R.E. Appraisal Principles	Advanced Demo Appraisal Workshop
Residential Valuation	Standards of Prof. Practice, Part B
Basic Valuation Procedures	Basic Income Capitalization
Introduction to Appraising Real Property	General Applications
Applied Residential Property Valuation	Review Theory – Residential
Standards of Professional Practice	Advanced Concepts and Case Studies

Continuing Education - Partial List

Valuation by Comparison	Appraisal Consulting
Comparative Analysis	Professional's Guide Uniform Appraisal Form
Forecasting Revenue	FHA and the New Residential Appraisal Forms
Insurance Replacement Valuation	Real Estate Fraud
Green Buildings: Principles & Concepts	Avoiding Liability as a Residential Appraiser
Case Studies Appraising Green Residential Buildings	Eminent Domain and Condemnation Appraising
Using AVMs Wisely and Productively	FHA Appraisal Inspection from the Ground Up
Expert Witness: Preparation & Testimony	Residential Design and Functional Utility
Valuation of Detrimental Conditions	Appraising Manufactured Housing
Reviewing Residential Appraisals Form 2000	FHA and the Appraisal Process
Professional's Guide to the Fannie Mae 2-4 1025 Form	Appraising Manufactured Housing
Real Estate Appraisal Operations	Loss Prevention Seminar
Data Verification Methods	Rates, Ratios & Reasonableness
Marshall & Swift Commercial Cost	Appraising High Value and Historic Homes
Analyzing the Effects of Environmental Contamination	Form Report as a Communication Tool
Mortgage Fraud and Real Estate Valuation	Uniform Standards for Federal Land Acquisitions
Spotlight on USPAP: Common Errors and Issues	Appraising 1-to-4 Family Income Property
Spotlight on USPAP: Agreement for Services	Litigation Appraising – Specialized Topics
Self-Storage: Looking at the Past	Condemnation Appraising
The Discounted Cash Flow Model	Residential Applications Using Technology
Appraisal Challenges: Declining Markets	USPAP National Update Course

Business Practices and Ethics
Liability Management for Residential Appraisers
Uniform Appraisal Standards for Federal Land
Acquisitions (Yellow Book)

Using MS Excel to Measure and Support Results
Appraising Convenience Stores
FHA Appraising for Valuation Professionals
Site Valuation

Teaching Credentials

Approved Instructor, West Virginia Real Estate Commission
Approved Instructor, West Virginia State Bar
Adjunct Professor, West Virginia University

Education

Chemical Engineering - West Virginia University, Morgantown, WV

Select List of Clients

Government

State of West Virginia	Town of East Bank	City of Pt. Pleasant
Internal Revenue Service	U.S. Attorney	City of Charleston
FDIC	U.S. Marshall Service	WV Department Highways
U.S. Secret Service	City of Huntington	

Financial

BB&T	Citibank	SunTrust
City National	First State Bank	Fifth-Third
Huntington Bank	City of Charleston	Freddie Mac
United Bank	Chase Bank	PNC Bank
Bank Mt. Hope	Wells Fargo	Fannie Mae
WesBanco	Poca Valley Bank	WVHDF
First Bank	Putnam County	

Business/Private

Travelers Insurance	State Farm	Dow Chemicals
CAMC Hospital	University of Charleston	Covenant House
Toyota	Norfolk Southern	United Parcel Service
Catholic Diocese West Virginia	DuPont USA	CSX
Triad Engineering	Norfolk Southern	

Legal

Allan N. Karlin & Associates	G. Patrick Jacobs Law	Ciccarello, Del Giudice & LaFon
Bailey & Glasser	Peyton Law	Johnstone & Gabhart
Bland & Bland	Pepper & Nason	Shuman, McCuskey & Slicer
Bryant Law	Meyer, Ford & Glasser	Kay, Casto & Chaney
Bucci Law Office	Mountain State Justice	Lyne Ranson Law
Ranson Law	Robin L. Godfrey	MacCorkle Lavender
Burns White	Spilman, Thomas & Battle	Flaherty, Sensabaugh, Bonasso
White & Williams	Steptoe & Johnson	Webb Law
Cochran Firm	Reed Smith	Masters Law
Cooper & Preston	Robinson & McElwee	Mani Ellis & Lane
Dinsmore & Shohl	Steve Hunter & Associates	Anspach Meeks Ellenberger LLP
Fayard Law	Timothy Koontz	Warner Law
Griffith Law	Scott Segal	Jackson Kelly
Fitzsimmons Law	The Lyon Firm	Shaw & Shaw

Public Service - Past Member, City of Charleston Municipal Planning Commission