

## QUALIFICATIONS OF APPRAISER

JOHN WEDEBRAND

CERTIFIED GENERAL REAL PROPERTY APPRAISER  
CERTIFICATE # CG02177

### EDUCATION (Not Appraisal Related)

Estherville High School – 1976  
Mankato State University – 1984 with a B.S. in Finance & Economics

### EDUCATION (Appraisal Related)

Iowa Lakes Community College, Estherville, IA – 1978  
Introduction to Statistics  
Mankato State, Mankato, Minnesota – 1983-1984  
Principles of Macro Economics  
Principles of Micro Economics  
Business Finance  
Money and Banking  
Credit Management  
Principles of Accounting I, II, & III  
Business Finance  
Risk Management  
Business Law  
Financial Applications  
Pro Ed, Sioux Falls, SD – 1998  
Fundamentals of Appraisal I & II  
Sales Comparison Approach Single Family  
Cost Approach for Single Family and Income Approach for Small Income Properties  
Uniform Standards of Professional Appraisal Practice  
Small Residential 2-4 Family Income Property  
Principles of Appraisal Review  
2001 Principals of Appraisal Review, Lincoln Graduate School  
2001 USPAP Update Class  
2003 USPAP Update Class - Culver Education Group  
The Appraisal Process - The Property Inspection - 2003, Culver Education Group  
Factory-Built Housing - 2003, McKissock  
Income Capitalization - 2003, McKissock  
Intro To The Income Approach - 2004, Bramlett, Instructor Diana Jacobs  
2005 USPAP Update Class-Bramlett, Instructor Diana Jacobs  
2005 Construction Details and Trends, McKissock  
2006 Yellow Book – Uniform Appraisal Standards for Federal Land Acquisitions



Auctions



Appraisals



Real Estate

Professional  
Service  
Since 1972

2007 USPAP Update – AFSMRA, Instructor Karen Oberman  
2007 Soil Management and Land Valuation Conference, Iowa State University  
2008 USPAP Update – The Columbia Institute, Instructor Diana Jacob  
2008 Writing the Residential Appraisal Report, Brumlett, Instructor Diana Jacob  
2009 Fannie Mae Today, The Columbia Institute, Instructor Diana Jacob

### **PRACTICAL EXPERIENCE**

1984 - 1998 - Vice President and Chief Operations Officer with Greig & Company, Inc.  
Estherville, IA  
1998 - 2002 – Certified Residential Real Property Appraiser with  
Vander Werff & Associates Inc., 215 Main Street, Sanborn, IA  
2002 – Present – Certified General Real Property Appraiser with  
Vander Werff and Associates, Inc., 215 Main Street, Sanborn, IA  
Has completed over 500 residential appraisals 1998-present  
Has completed over 1400 farm and commercial appraisals 1998-present

### **PRACTICAL HOURS OF APPRAISAL EXPERIENCE**

Residential – Over 4,000 Hours  
Farm & Commercial – Over 14,000 Hours

### **BOARDS AND COMMUNITY SERVICE (Past and Present)**

Estherville Rotary Club – Past President 1993-94  
Estherville Golf and Country Club – past board member and Club president 1988  
Estherville Industrial Development Corporation – past board member  
Iowa Lakes Community College Alumni Association – past board member  
Emmet Realty Corporation – past board member  
North-Star Bank, Estherville, IA – past board member  
Many Voices Choir, Estherville, IA – current member  
Member of National Association of Master Appraisers

### **REPRESENTATIVE SAMPLING OF APPRAISALS COMPLETED FOR INDIVIDUALS, CORPORATION, LENDERS AND ATTORNEYS:**

AgriVentures Credit – numerous commercial hog appraisals  
Bank Midwest, Okoboji, Iowa - commercial appraisals  
Bank Plus, Estherville, Iowa - commercial and agricultural appraisals  
Bjornstad, Christopher, Attorney, Spencer, Iowa - commercial and agricultural appraisals  
Central Bank, Spirit Lake; Sioux City; and Storm Lake, Iowa - numerous commercial appraisals  
Cherokee County – road right-of-way appraisals  
Citizens State Bank, Sheldon, Iowa – numerous residential and commercial appraisals  
Citizens State Bank, Pocahontas, Iowa – numerous residential and agricultural appraisals  
City of Hull, IA – several commercial appraisals  
Commercial Trust & Savings, Storm Lake, Iowa – numerous residential and commercial appraisals  
Community Bank, Orange City, Alton, Hospers-numerous commercial appraisals  
Emmet County State Bank, Estherville, Iowa - commercial and agriculture appraisals  
Farmers Trust & Savings, Spencer, Iowa – numerous agricultural appraisals  
Fillenworth Law Office, Estherville, Iowa - agricultural appraisals

First Bank and Trust, Spirit Lake, Iowa - commercial appraisals  
First National Bank, Primghar, Iowa – numerous agricultural appraisals  
First National Bank of Sioux City, Iowa - commercial appraisals  
First Trust and Savings Bank, Marcus, Iowa – numbers residential, agricultural and commercial appraisals  
Forsyth Law Office, Estherville, Iowa – numerous agricultural appraisals  
Howe, Brad, Attorney, Spencer, Iowa - agricultural appraisals  
Iowa-Nebraska State Bank, Sioux City, Iowa - numerous commercial appraisals  
Iowa Dept. of Natural Resources - agricultural appraisals  
Iowa Dept. of Transportation – excess land appraisals  
Iowa State Bank, Sheldon, Orange City, Hull – numerous residential and commercial appraisals  
Iowa Wetland Restoration Team, Indianola, Iowa – numerous proposed wetland appraisals  
Morningside Bank and Trust, Sioux City, Iowa - commercial appraisals  
NorthStar Bank, Estherville, Iowa – numerous residential & commercial appraisals  
Northwest Federal Savings Bank, Spencer and Milford, Iowa - numerous commercial and agricultural appraisals  
People's Bank & Trust, Rock Valley and Sioux Center, Iowa – numerous residential, agricultural, & commercial appraisals  
Plymouth County – road right-of-way appraisals  
Premier Bank, Rock Valley, Iowa – numerous residential appraisals  
Roger Bindner, Attorney, Klay, Veldhuizen, Bindner, DeJong, & Pals Law Firm, Orange City, Iowa – numerous agricultural & commercial appraisals  
Sanborn Savings Bank, Sanborn, Iowa – numerous residential appraisals  
Sanderson & Ridout Law Office, Estherville, Iowa - agricultural appraisals  
Security State Bank, Hartley, Milford, Lake Park – numbers agricultural and commercial appraisals  
Smith, Gregg, Shea & Klinker, Primghar, Iowa - commercial and agricultural appraisals  
State Bank, Spirit Lake, Iowa – numerous commercial appraisals  
United Community Bank, Milford, Ocheyedon, Hartley, – numerous residential commercial, & agricultural appraisals  
USDA Rural Development - commercial appraisals  
Vantus Bank, Sioux City, Iowa - commercial appraisals  
Wolff, Whorley, DeHoog & Schreurs, Sheldon, Iowa - commercial and agricultural appraisals

Updated January, 2010