



Richard C. Sloan | MAI

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SUMMARY

Richard C. Sloan is a Certified General Appraiser in Utah and holds the MAI designation from the Appraisal Institute. He is a real estate appraiser, consultant and partner at Commercial Appraisal & Valuation Experts, LLC. His primary focus is complex assignments, eminent domain, and impaired real estate. These often involve legal matters that could lead to or are in litigation. Such matters comprise eminent domain (e.g. road construction/widening, restrictive use easements, transmission lines, and pipelines), inverse condemnation, property tax disputes, real estate damages, including construction defects matters and fire-burned property, breach of contract, lost profit, trespass, delay, bankruptcy, foreclosure, estate planning matters, as well as services for a variety of other purposes. Notable matters include DIV resulting from the Wood Hollow Fire across hundreds of properties, and bankruptcies of large master-planned golf and ski resort communities in the Intermountain region.

Mr. Sloan has over 25 years of appraising and consulting experience and holds a B.A. degree in Accounting from the University of Utah and an MBA from Westminster College. He has served as a member of the Utah State Appraisal Licensing and Certification Board, a governor-appointed position. He has also served on the board of the Utah chapter of the International Right-of-Way Association, and has served as a volunteer investigator for the Appraisal Institute, an appointed position.

His experience covers all real estate markets including all types of land, residential and commercial properties, large golf- and ski-oriented master-planned communities and other land development projects, ranches, special-purpose and recreational properties, water rights, and mining claims. He has provided appraisal, consulting, and expert witness services to individuals, city, county, state, and federal government, financial institutions and mortgage companies, insurance and pension funds, professional firms, public and private corporations, and individuals.

APPRAISAL EXPERIENCE

- 2022 - Present: Real estate appraiser/consultant with BBG, Inc., (acquired J Philip Cook, LLC in February 2022)
- 2011 – 2022: Real estate appraiser/consultant with J Philip Cook, LLC.
- 2005 - 2011: Real estate appraiser/consultant with LECG, LLC. (acquired J Philip Cook & Assoc. in March 2005)
- 1999 - 2005: Real estate appraiser/consultant with J Philip Cook and Associates, LLC.



PROFESSIONAL MEMBERSHIPS & LICENSES

- Designated Member of The Appraisal Institute (MAI)
- Certified General Appraiser, State of Utah, #5707759-CG00
- Member, International Right-of-Way Association

EDUCATION

- MBA, Westminster College (Salt Lake City), May 2003
- Bachelor of Arts, Accounting, University of Utah, May 1998

PROFESSIONAL BOARDS/COMMITTEES/SERVICE

- March 2017 - Present: Board Member, Utah State Appraisal Licensing and Certification Board
- 2023 - Present: Board Member, International Right-of-Way Association Utah Chapter
- 2023 - Volunteer Investigator, Appraisal Institute
- 2013 – 2017: Board Member, International Right-of-Way Association Utah Chapter

MEDIATION/DEPOSITION/TESTIMONY

- Pacificorp v. Andalex Resources, Inc. and John Does 1-20 - 2017
- James Allred, et. al. v. Pacificorp d/b/a Rocky Mountain Power Company (Wood Hollow Fire Mediation) – 2016/2017
- Promontory Investments, LLC v Summit County Board of Equalization (Tax Hearing) - 2023
- Compass Preschool and Childcare Murray, LLC v Roderick Enterprises (Trial) – 2023
- In the Matter of The Gwen C. Jackman Revocable Trust (Trial) – 2023

APPRAISAL/CONSULTING ASSIGNMENTS (sample)

Eminent Domain
Raw and Entitled Land; Residential Subdivisions
Agriculture and Recreational Properties; Ranches
Conservation Easements
Large Master-Planned Resort Communities

Ski resorts and golf courses
Tax Appeals
General/Medical Office
General Retail –stand-alone to Regional Malls
Convenience Stores/Gas Stations
Light/Heavy Industrial, Research & Development
Multi-family and Multi-use Properties
Automobile Dealerships

SPECIALIZED COURSES COMPLETED

- Fundamentals of the Uniform Appraisal Standards for Federal Land Acquisitions, Appraisal Institute, November 2023
- Business Practice and Ethics, Appraisal Institute, November 2023 (Most recent)
- Appraiser's Guide to Expert Witnessing, Appraisal Institute, November 2023
- National USPAP Update Course, Appraisal Institute, March 2023 (Most recent)
- Legal Aspects of Easements (IRWA Course 802), November 2021
- Understanding Environmental Contamination (IRWA Course 603), November 2017
- The Thermal Shell, McKissock, December 2015
- Easement Valuation (IRWA Course 403), September 2014
- Reviewing Appraisals in Eminent Domain (IRWA Course 410), March 2014
- Ad Valorem Tax Consultation, December 2013
- Rates and Ratios – Making Sense of GIMS, ORAS, and DCF, Appraisal Institute, November 2013
- Eminent Domain 2012: How to Determine Just Compensation, February 2012
- Eminent Domain and Condemnation, December 2009



- Marshall & Swift Commercial Cost Training, November 2009
- Advanced Applications (Course 550), Appraisal Institute, July 2006
- Report Writing & Valuation Analysis (Course 550), Appraisal Institute, March 2005
- Advanced Sales Comparison & Cost Approaches (Course 530), Appraisal Institute, May 2003
- Highest and Best Uses (Course 520), Appraisal Institute, February 2002
- Advanced Income Capitalization (Course 510), Appraisal Institute, March 2001
- Utah State Law (USPAP, Part A), Appraisal Institute, April 2000
- Real Estate Principles (Finance 4770), University of Utah, September 1999
- The Appraisal of Real Estate (Finance 5770), University of Utah, June 1999

SPECIALIZED SEMINARS ATTENDED

- Utah Open Lands: Gaining Ground Seminar, November 2018
- Yellow Book Changes –Overview for Appraisers, Appraisal Institute, January 2017
- The Appraiser as an Expert Witness: Preparation & Testimony, Appraisal Institute, February 2011
- Successful Real Estate Investing
- Real Estate Damages: The Disclosure and Analysis of Detrimental Conditions
- Private Property and the Public Good

CLIENTS SERVED (Partial list)

FINANCIAL INSTITUTION/MORTGAGE

US Bancorp

Bonneville Mortgage

Key Bank

Washington Mutual Bank

Brighton Bank

Actium

Zions Bank

GE Capital

Wells Fargo Bank

Interinvest Mortgage

Merrill Lynch Mortgage Capital

Security Church Finance

Morgan Stanley Dean Witter

Sentry Financial Corp

Bentall Kennedy (US), LP

IMPAC Multifamily Corp

America First Credit Union

Fidelity National Title Group

LEGAL FIRMS

Anderson & Karrenberg

Clyde Snow & Sessions

Cohne, Rappaport & Segal, PC

Fabian VanCott

Fetzer Booth

Holland & Hart

Holme, Roberts & Owens, LLP

Kipp & Christian

Kirton McConkie

Magleby Cataxino Greenwood

Parr Brown Gee & Loveless

Price Parkinson & Kerr

Ray Quinney & Nebeker

SEB Legal

Sidley Austin, LLP

Snell & Wilmer, LLP

Snow Christensen & Martineau

Stoel Rives, LLP

CORPORATE/OTHER COMPANIES

The Nature Conservancy
Union Pacific Railroad
The Boyer Company
Electrical Consultants, Inc.
Traverse Mountain
HDR Engineering
Meridian Engineering
Peterson Land Development Group
Kennecott Land
Lone Peak Valuation
Rocky Mountain Power/PacifiCorp
Questar/Dominion

Woodbury Corporation
Ivory Homes
First American Title
Kern River Gas Transmission Company
Ken Garff Corporate
The Church of Jesus Christ of Latter-Day Saints
Bonneville International Corporation
Property Reserve, Inc.
Farmland Reserve, Inc.
More available upon request

GOVERNMENT

Utah Attorney General
Utah Department of Transportation
Utah Office of the Property Rights Ombudsman
Utah Transit Authority
State of Utah
Salt Lake County
Utah County
American Fork City

Draper City
Salt Lake City
Salt Lake Airport Authority
Sandy City
South Jordan City
West Jordan City
US Department of Justice
Bureau of Land Management
More available upon request