

Darin A. Shedd, MAI, JD

Principal in Charge, Right of Way Appraisals

Firm

Valbridge Property Advisors

ROW Experience

26± Years

Licenses and Registrations

MAI, Member Appraisal Institute
WA General Appraiser #1100566
Member, Seattle Chapter AI & IRWA
Approved Appraiser, WSDOT

Education

JD, University of Puget Sound, 1991
BA, University of Washington, 1987

Darin Shedd joined Valbridge Property Advisors (formerly Allen Brackett Shedd) in 1992, changing careers from a real estate attorney to the valuation consulting and appraisal profession. Mr. Shedd received his MAI designation in 2000, and his background and experience enable him to successfully evaluate a wide range of complex property types and appraisal assignments. Mr. Shedd has decades of real estate appraisal experience for clients, and he and his team have completed projects of all sizes, from a handful to hundreds of appraisals, throughout the Puget Sound region. He has completed many assignments for Sound Transit, Pierce County, King County and State of Washington involving litigation of real estate issues. In addition to public right-of-way projects, his expertise ranges from railroads, large industrial properties, transfer of density credits, piers and tidelands and master planned communities to multiple parcel complex condemnation appraisals and litigation support. He has performed numerous assignments for the Internal Revenue Service to support their challenges of taxpayer donation valuations. Mr. Shedd has experience in all geographic areas of the greater Puget Sound Region, with an expertise in King, Snohomish, Kitsap, Pierce, Thurston, and Lewis Counties, including Lakewood, WA and in the vicinity of JBLM.

Relevant Experience

Sound Transit, Charles Wells, MAI, AI-GRS, Appraisal Manager - Tacoma Trestle Replacement Project, Tacoma, WA

The Tacoma Trestle project is a joint-venture between Sound Transit and the City of Tacoma, necessary to expand Commuter Rail Service from Lakewood to Seattle and maintain Tacoma Rail's Mountain Line operation. The project required the replacement and expansion of the existing Milwaukee Trestle and other areas of rail corridor between SR-167 and Freighthouse Square. The project required more than 10 appraisal reports addressing the acquisition of fee, permanent and temporary easements, and impacts to existing improvements, access and exposure, and changing neighborhood conditions.

Sound Transit, Charles Wells, MAI, AI-GRS, Appraisal Manager, Sound Transit LINK Light Rail, Sounder Commuter Rail & Regional Express Bus Projects, Seattle.

Darin has and served as a principal appraiser and key consultant on all lines of Sound Transit business since the late 1990s, from project inception, alignment selection, real estate cost estimates and budget preparation, appraisal and valuations to support property owner offers, and ultimately mediations and litigation, including expert witness trial testimony in numerous cases. Darin and his team have also provided a wide range of other services from appraisal management to key studies regarding remainder damages, special benefits, impacts of Covenant, Condition and Restrictions (CC&R), as well as a wide range of other services.

WSDOT, Bob Sienkewich – Renton/SR 167 Project, Renton, WA.

The appraisals provided were used as a basis for partial acquisitions as needed for the proposed Tukwila to Renton Improvement project which included a noise wall and relocated road. Several property's improvements were located in the take areas, leaving remnant land pieces. In other cases, proximity damages were considered.

Pierce County Department of Public Works, Jeff Wong –Canyon Road/176th Street E Project, Pierce County, WA.

Darin and his team provided initial Project Funding Estimates for four separate widening projects on Canyon Road and 176th Street E. in Frederickson and Spanaway. Provided direct negotiation support for low compensation offers based on PFE analysis; follow-up "before and after" appraisal reports for more than 50 residential, commercial and industrial properties, largely consisting of partial acquisitions. The projects included many complex appraisal issues, including residential property damages resulting from increased traffic proximity and exposure, the valuation of sensitive areas, and special purpose properties such as County and State ownerships, other public uses, and a cemetery.

Extensive knowledge of Puget Sound Area; King, Snohomish, Kitsap, and Pierce county markets.

Trial testimony and mediation support with client-favorable results.

Experience includes the study of remainder damages and special benefits resulting from transportation infrastructure projects.