

Qualifications of Derek Shaner, MAI  
Director – Land Valuation  
Valbridge Property Advisors | Shaner Appraisals, Inc.



### *Independent Valuations for a Variable World*

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#### State Certifications

State of Kansas  
State of Missouri

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#### Education

BGS University of Kansas

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#### Contact Details

913-451-1451

Valbridge Property Advisors |  
Shaner Appraisals, Inc.  
10990 Quivira Road  
Suite 100  
Overland Park, KS 66210

[www.valbridge.com](http://www.valbridge.com)  
[dshaner@valbridge.com](mailto:dshaner@valbridge.com)

#### Membership/Affiliations:

Member: Appraisal Institute – MAI Designation

#### Appraisal Institute and Related Courses:

Real Estate Appraisal Principles  
Real Estate Appraisal Procedures  
Basic Income Approach  
Land Valuation  
USPAP  
Market Analysis and The Site To Do Business  
Real Estate Pre-license  
Real Estate Post-license  
Advanced Income Capitalization  
Highest and Best Use  
Report Writing and Valuation Analysis  
Advanced Sales Comparison and Cost Approaches  
Subdivision Analysis  
Advanced Applications  
Business Practices and Ethics

#### Experience:

##### **General Certified Real Property Appraiser**

Valbridge Property Advisors | Shaner Appraisals, Inc. (2003-Present)

##### **Real Estate Agent**

Coldwell Banker (2002-2003)

Appraisal/valuation and consulting assignments include: residential homes; office buildings; all types of vacant land; restaurants; business parks; apartments; land leases; subsurface rights; market studies; commercial properties; residential and commercial subdivisions; special use properties; auto dealerships and industrial buildings. Assignments also include: new loans; ad valorem tax issues; estate planning and settlements; acquisitions; highest and best use studies; proposed construction; financing decisions; rent studies; condemnation and class action lawsuits.