



Valbridge
PROPERTY ADVISORS

INDEPENDENT VALUATIONS FOR A VARIABLE WORLD



Michael J. Baxter, CRP
Valbridge Property Advisors | Utah
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Main: 801-262-3388

STATE CERTIFICATIONS

State of Utah

EDUCATION

Brigham Young University

www.valbridge.com

Michael J. Baxter, CRP

Senior Appraiser

Valbridge Property Advisors | Utah

MEMBERSHIPS & AFFILIATIONS

Certified Relocation Professional of the
Employee Relocation Council – CRP
Designation ERC (Employee Relocation
Council)

Salt Lake Board of Realtors

Wasatch Front Regional MLS

Park City Board of Realtors

APPRAISAL INSTITUTE & RELATED COURSES

- Advanced Look at the REPC & Short Sale Forms
- Appraisal & Real Estate Lending
- Appraisal Review and Sing Family Residences
- Appraising High Value and Historic Homes
- Business Practices and Ethics
- Computer Basics for Appraisers
- Defending, Documenting and Supporting Appraisal Reports
- Evaluating Residential Construction
- Fannie Mae Guide Update
- Fannie Mae Today
- FHA Appraisal Inspection from Ground Up
- FHA Appraisal Process
- FHA Today
- FHA / HUD Appraiser Training Course
- Fraud, Flip and the FBI
- Identifying Relevant Characteristics
- Litigation Skills for the Appraiser
- New Fannie Mae Forms
- Practice of the Appraisal Review – FHA Protocol
- Recerts, Updates and You
- Residential Design & Functional Utility
- Residential Property Construction & Inspection
- Rule Changes, Hot Issues, Trends
- Short Sales & Foreclosures
- Standards of Professional Practice, Parts A & B
- Standards of Professional Practice, Part C
- State of the Valuation Profession
- Successful Real Estate Investing
- The Individual Condominium Unit & Small Residential Income
- Property Appraisal Report
- The Mortgage Loan System
- Uniform Appraisal Dataset (UAD)
- USPAP (at regular intervals)
- Utah State Appraiser Law, Site Identification, Compute & Software Technology



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EXPERIENCE

Valbridge Property Advisors

- Senior Appraiser (2013-Present)

Free and Associates, Inc.

- Residential Real Estate Appraiser (1984 – Present)

U.S. Home, Interstate Division

- Order Coordinator and Cost Estimator (1981 - 1984)

Martensen Real Estate

- Sales Agent (1980)

Partnership Properties

- Sales Agent (1998 - 2020)

Appraisal/valuation and consulting assignments include:

Single family properties, vacant land, relocation properties, condominium properties and 2-4 family properties. Assignments also include tax appeals, and expert witness preparation and testimony. Assignments have been concentrated in Salt Lake, Davis, Weber, Box Elder, Summit and Wasatch counties.

CERTIFICATIONS

STATE OF UTAH DEPARTMENT OF COMMERCE DIVISION OF REAL ESTATE	
DATE ISSUED:	07/12/2021
EXPIRATION DATE:	07/31/2023
LICENSE NUMBER:	5452157-CR00
LICENSE TYPE:	Certified Residential Appraiser
ISSUED TO:	MICHAEL J BAXTER
 SIGNATURE OF HOLDER	  REAL ESTATE DIVISION DIRECTOR