



Valbridge
PROPERTY ADVISORS

INDEPENDENT VALUATIONS FOR
A VARIABLE WORLD



Randall Henderson, MAI
Valbridge Property Advisors | Utah County
rhenderson@valbridge.com

321 North County Road, Suite D
American Fork, UT 84003

Main: 801-492-0000
Direct: 801-692-1494

STATE CERTIFICATIONS

Utah
Idaho
Arizona

EDUCATION

Bachelor of Science
Construction Management
Brigham Young University Idaho

Associate of Applied Science
Architectural Technology
Brigham Young University Idaho

www.valbridge.com

Randall Henderson, MAI

Senior Managing Director
Valbridge Property Advisors | Utah County

MEMBERSHIPS & AFFILIATIONS

Appraisal Institute: MAI Designation
Utah Chapter Board of Director

APPRAISAL INSTITUTE & RELATED COURSES

- Valuation Bias
- Artificial Intelligence, Blockchain & Metaverse Implications for Valuation
- Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book)
- Discounted Cash Flow Analysis
- Fundamentals of Apartment Appraising
- Commercial Appraisal Review
- Basics of Expert Witness for Commercial Appraisers
- Appraisal of Self Storage Facilities
- Advanced Concepts and Case Studies
- Advanced Income Application
- Business Practice and Ethics
- Board of Equalization Class for Hearing Officers
- General Appraiser Income Approach Part 1
- General Appraiser Income Approach Part 2
- General Appraiser Market Analysis & Highest and Best Use
- General Appraiser Sales Comparison Approach
- General Appraiser Site Valuation and Cost Approach
- Residential Report Writing
- Residential Market Analysis and Highest and Best Use
- Residential Appraiser Site Valuation and Cost Approach
- Residential Sales Comparison and Income Approaches
- Real Estate Finance Statistics and Valuation Modeling
- Uniform Standards of Professional Appraisal Practice

EXPERIENCE

Valbridge Property Advisors | Utah County

- Senior Managing Director, 2019-Present
- Template Designer, 2016-2021
- Senior Appraiser, 2013-2018

Free and Associates

- Real Estate Appraiser 2008–2013



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Appraisal/valuation and consulting

assignments include: apartments, assisted living, automobile dealerships, auto repair shops, bowling alley, car wash facilities, condominiums, eminent domain, equestrian, gravel pits, fun centers, hotels/motels, industrial, market analysis, marina, medical & dental buildings, movie theaters, mobile home parks, office buildings, office/warehouses, raw land, residential, restaurants, retail (including "Big Box"), self-storage facilities, service station/quick lube, subdivisions, transitional care facilities

CERTIFICATIONS

STATE OF UTAH
DEPARTMENT OF COMMERCE
DIVISION OF REAL ESTATE
Active

DATE ISSUED: 03/19/2014
EXPIRATION DATE: 03/31/2028
LICENSE NUMBER: 7171277-CG00
LICENSE TYPE: Certified General Appraiser
ISSUED TO: D RANDALL HENDERSON
321 N COUNTY BLVD
STE D
AMERICAN FORK UT 84003



[Signature]
SIGNATURE OF HOLDER

[Signature]
REAL ESTATE DIVISION DIRECTOR

Real Estate Appraiser Board

RANDALL HENDERSON
Real Estate Appraiser License
CGA-6120
Expires: 03-Jul-2026



[Signature]
Russell Barron
Administrator