



**Valbridge**  
PROPERTY ADVISORS

## INDEPENDENT VALUATIONS FOR A VARIABLE WORLD



**Audrey Brown**  
Valbridge Property Advisors | Utah  
[abrown@valbridge.com](mailto:abrown@valbridge.com)

527 E Pioneer Road Suite 240  
Draper, Utah 84020

Main: 801-262-3388  
Direct: 801-290-3976  
Cell: 307-217-1966

## STATE CERTIFICATIONS

Utah  
Wyoming

## EDUCATION

Master of Aeronautical Science  
Embry Riddle University

Bachelor of Science  
Business Administration  
San Francisco State University

[www.valbridge.com](http://www.valbridge.com)

# Audrey Brown

Appraiser  
Valbridge Property Advisors | Utah

## MEMBERSHIPS & AFFILIATIONS

Appraisal Institute, Member

- Practicing Affiliate

## APPRAISAL INSTITUTE & RELATED COURSES

- 15 hour National USPAP
- Business Practices and Ethics
- General Appraiser Market Analysis and Highest and Best Use
- General Appraiser Income Approaches I & II
- Commercial Review
- Basic Appraisal Principles
- Basic Appraisal Procedures
- General Appraisal Site Valuation and Cost Approach
- General Appraisal Sales Comparison Approach
- General Appraisal Report Writing and Case Studies
- Real Estate Finance, Statistics, and Valuation Modeling

## EXPERIENCE

Valbridge Property Advisors | Utah

- Real Estate Appraiser, 2023-Present
- Real Estate Appraiser Trainee, 2021 – 2022
- Research Analyst, 2021

WYRE Appraisal, LLC

- Residential Real Estate Appraiser, 2019-2021

Holthouse Appraisal Group, Mackey Appraisals

- Appraisal Trainee, 2017-2019

Appraisal/valuation and consulting assignments include:

- Retail
- New construction
- Strip retail and shopping centers
- Office buildings
- Commercial land



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Appraiser


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## CERTIFICATIONS

**STATE OF UTAH**  
**DEPARTMENT OF COMMERCE**  
**DIVISION OF REAL ESTATE**

ACTIVE LICENSE

DATE ISSUED: 01/30/2023  
EXPIRATION DATE: 01/31/2025  
LICENSE NUMBER: 12825449-CG00  
LICENSE TYPE: Certified General Appraiser  
ISSUED TO: AUDREY J BROWN  
PO BOX 7218  
SHERIDAN WY 82801



*[Signature]*  
SIGNATURE OF HOLDER

*[Signature]*  
REAL ESTATE DIVISION DIRECTOR

Form 62

**WYOMING REAL ESTATE**  
**COMMISSION & CERTIFIED APPRAISER BOARD**

License Number AP-1741 NON TRANSFERABLE

**CERTIFIED REAL ESTATE APPRAISER PERMIT**

Issued : 05/30/2021  
Expires: 05/29/2023

**Audrey J. Brown**  
Certified Residential Appraiser Permit  
AS PROVIDED FOR BY THE LAWS OF WYOMING.

WYRE Appraisal  
PO Box 7218  
3647 US Hwy 87  
Sheridan WY 82801

AUTHORIZED BY THE WYOMING CERTIFIED  
REAL ESTATE APPRAISER BOARD  
WITNESS MY HAND AND THE  
OFFICIAL SEAL AT CHEYENNE, WYOMING.

*[Signature]*  
Rebecca J. Zisch, Executive Director

