



**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  
South Dakota

**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

General Appraiser

**Valbridge Property Advisors | Utah**

**MEMBERSHIPS & AFFILIATIONS**

Appraisal Institute, Member

- Practicing Affiliate

**APPRAISAL INSTITUTE & RELATED COURSES**

- 7-hour National USPAP
- Business Practices and Ethics
- General Appraiser Market Analysis and Highest and Best Use
- General Appraiser Income Approaches I & II
- Commercial Appraisal 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
- Expert Witness for Commercial Appraisers

**EXPERIENCE**

**Valbridge Property Advisors | Utah**

- **Certified General Appraiser**
- **2021-Present**

**WYRE Appraisal, LLC**

- **Certified Residential Appraiser**
- **2017-2021**

**Appraisal/valuation assignments include:**

- **Retail**
- **Industrial**
- **Mixed-Use**
- **Multi-Family**
- **Hospitality**
- **Office**
- **Agricultural and Commercial Land**
- **Subdivisions**
- **Special Purpose**



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## CERTIFICATIONS

STATE OF UTAH  
DEPARTMENT OF COMMERCE  
DIVISION OF REAL ESTATE

**Active**

DATE ISSUED: 11/08/2024

EXPIRATION DATE: 01/31/2027

LICENSE NUMBER: 12525449-CG00

LICENSE TYPE: Certified General Appraiser

ISSUED TO: AUDREY J BROWN

  
 SIGNATURE OF HOLDER

  
  
 REAL ESTATE DIVISION DIRECTOR

WYOMING REAL ESTATE  
COMMISSION CERTIFIED APPRAISER BOARD

License Number AP-1741  
NON TRANSFERABLE

**CERTIFIED REAL ESTATE APPRAISER PERMIT**

Issued : 03/01/2023  
Expires: 02/28/2027

**Audrey J. Brown**  
Certified General Appraiser Permit  
3647 US Hwy 87 PO Box 7218, Sheridan WY 82801  
AS PROVIDED FOR BY THE LAWS OF WYOMING.

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

  
 Nicholas A. Barker - Executive Director






South Dakota Department of Labor and Regulation  
Appraiser Certification Program

This is to Certify that Audrey J. Brown of Sheridan, WY is duly licensed to appraise property in the State of South Dakota, from the date hereof until September 30, 2025, unless terminated by the Department.

Highest Level  
State-Certified General Appraiser

Audrey J. Brown  
# 1675CG-R

State-Certified General Appraiser credential applies to the appraisal of all types of real property. The appraiser is bound by the Competency Rule of the Uniform Standards of Professional Appraisal Practice.

IN WITNESS WHEREOF,  
this document was signed by the official in charge of licensing and certification on September 06, 2024.



  
 Marcia Hultman, Cabinet Secretary,  
SOUTH DAKOTA  
DEPARTMENT OF LABOR AND REGULATION

2025