

APPRAISER'S QUALIFICATIONS

DEAN T. DIXON

EDUCATION

Master of Business Administration, 1992
University of Kansas, Lawrence, Kansas

Bachelor of Science in Business Administration & Psychology, 1988
Baker University, Baldwin City, Kansas

PROFESSIONAL EDUCATION

Real Estate Appraisal Principles
Real Estate Appraisal Procedures
Basic Income Capitalization
Advanced Income Capitalization
Uniform Standards of Professional Appraisal Practice
Business Practices and Ethics
General Market Analysis and Highest & Best Use
Market Analysis and Site To Do Business

PROFESSIONAL AFFILIATIONS

MAI Candidate – Appraisal Institute
Certified General Real Estate Appraiser G-2668 – Kansas
Certified General Real Estate Appraiser 2009003892 – Missouri

EXPERIENCE

July 2005 - Present
Shaner Appraisals, Inc.
Real Estate Analyst

PROPERTY TYPES APPRAISED

Industrial buildings
Manufacturing plants
Vacant land
High-rise apartment buildings
Apartment complexes
Office buildings
Shopping centers
Commercial buildings
Residential subdivisions
Retail buildings
Mixed use developments
Business parks
Special use properties
Proposed construction
Funeral homes
Religious facilities

APPRAISAL PURPOSES AND USES

New loans
Financing decisions
Estate planning and
settlements
Market rent study
Development & construction
Ad valorem tax issues
Litigation support
Condemnation
HTC's and LIHTC's
Internal decision making
Acquisitions