

APPRAISER'S QUALIFICATIONS

Brian R. Tinjum, MAI

EDUCATION:

North Dakota State University, Fargo, ND
B.S. Degree, Business Administration, May 1987

APPRAISAL EXPERIENCE:

Tinjum Appraisal Company, Inc, Detroit Lakes, MN:
President/ Senior Real Property Appraiser, January 2021– Present
Vice President/ Senior Real Property Appraiser, May 2016 – December 2020
Senior Real Property Appraiser, February 2008 – May 2016
Real Estate Appraiser, June 1996 – February 2008
Appraisal Trainee under Rodger K. Tinjum, ARA, May 1987 - July 1988

Minnesota Department of Transportation:
Real Estate Representative, Detroit Lakes, MN, June 1996 – February 2008
Right of Way Agent - Appraiser, St. Paul, MN, May 1989 - May 1996
Right of Way Agent, Brainerd, MN, July 1988 - May 1989

Appraised special purpose, commercial, industrial, residential, agricultural, and recreational properties.

Served as expert valuation witness before jury trial and court appointed commissions.

APPRAISAL EDUCATION:

American Institute of Real Estate Appraisers Courses:
Real Estate Appraisal Principles, July 1989
Basic Valuation Procedures, July 1989
Capitalization Theory and Techniques, Part A and B, August 1990

Appraisal Institute Courses:
Case Studies in Real Estate Valuation, August 1992
540: Report Writing and Valuation Analysis, August 1993
210: Residential Case Study, August 1994
410: Standards of Professional Practice, Part A, July 1995
420: Standards of Professional Practice, Part B, July 1995
520: Highest & Best Use and Market Analysis, July 1997
430: Standards of Professional Practice, Part C, May 1999
530: Advanced Sales Comparison and Cost Approaches, July 1999
400: USPAP Update 2003, Standards and Ethics of Professionals, August 2003
Business Practices and Ethics, July 2010, May 2018
Fundamentals of Separating Real Property, Personal Property, and Intangible Business Assets – April 2012
Introduction to Green Buildings: Principles & Concepts – February 2017
Uniform Appraisal Standards for Federal Land Acquisitions: Practical Applications, April 2017
Appraisal Case Studies in Appraising Green Residential Buildings – November 2017
Residential & Commercial Valuation of Solar – April 2018

Appraisal Institute Seminars:

The New Uniform Residential Appraisal Report (URAR), December 1993
Hotel/Motel Valuation, April 1996
Business Valuation - Part 1 and 2, October 1996
Small Hotel/Motel Valuation, May 1998
Case Studies in Commercial Highest and Best Use, June 2001
Real Estate Finance, Value, and Investment Performance, July 2004
Evaluating Commercial Construction, January 2005
Appraising Convenience Stores, July 2007
Using Spreadsheet Programs in Real Estate Appraisals, June 2010
Advanced Spreadsheet Modeling for Valuation Applications, January 2011
Appraising the Appraisal: Appraisal Review – General, November 2011
Marketability Studies: The Six-Step Process & Basic Applications – February 2013
Valuation of Donated Real Estate including Conservation Easements – September 2014

American Society of Farm Managers and Rural Appraisers Courses:

Requirements of UASFLA – The “Yellow Book”, July 2008
Valuation of Conservation Easements, September 2008

The Appraisal Foundation:

National USPAP Course, March 2008
National USPAP Update Course, September 2004, October 2006, June 2009, July 2010,
July 2012, January 2014, January 2016, January 2018, January 2020

National Highway Institute Courses:

Basic Relocation, March 2000, February 2002
Advanced Relocation, July 2002
Business Relocation, November 2002, February 2007
Eminent Domain Training for Attorneys and Appraisers, March 2003

Tenth Annual Business Valuation Seminar, University of St. Thomas, Minneapolis
May 2000

Appraisal seminars sponsored by Minnesota Farm Managers and Appraisers, Inc:

July 1987, February 1988, February 1989, February 1990, January 1991, February 1992,
February 1993, and February 1994.

Other Appraisal Courses and Seminars:

Minnesota Supervisor /Trainee Appraiser, Kaplan Professional, February 2015

PROFESSIONAL DESIGNATION:

MAI Designated Member of the Appraisal Institute

APPRAISAL LICENSES:

Resident Appraiser: Certified General, State of Minnesota, License ID #4001324
Certified General Appraiser, State of North Dakota, Permit No. CG-2908