

Curriculum Vitae (CV)

Nancy Gossett Dove, MAI, SRA President/CEO Dove Valuation Services, LLC

Employment

- March 2020 to present – President/CEO, Dove Valuation Services, LLC
- June 2009 to March 2020 – Managing Director/Real Estate Appraiser; Valbridge Property Advisors | Axial Advisory Group, LLC with offices in Chesapeake, VA; Williamsburg, VA; & Richmond, VA
- July 2003 to May 2009 - President/Owner; Nancy D. Gossett and Company, Inc.; Real Estate Appraisal and Consulting Firm, Norfolk
- March 1998 to June 2003 - Associate/RE Appraiser; Peter S. Eckert & Co., Inc.; Newport News
- October 1996 to February 1998 - Residential RE Appraiser; Assessor's Office; City of Hampton
- April 1993 to September 1996 - Residential and Commercial Real Estate Appraiser; Greenbrier Appraisal Service; Chesapeake
- April 1992 to April 1993 - Intern/Real Estate Appraiser Trainee; John C. Harry, Inc.; Norfolk
- Summer 1991 - Intern; Goodman Segar Hogan Real Estate; Norfolk

Professional Experience & Competencies

Appraised or consulted on various forms of real estate in the Commonwealth of Virginia as well as the States of North Carolina, South Carolina and Maryland.

Real Estate Appraiser concentrating on the valuation of commercial and residential properties throughout Hampton Roads. Appraisal and consulting assignments of primary concentration in recent years include those prepared for condemnation and/or litigation purposes. Other appraisal assignments have included a variety of existing and proposed office buildings, retail structures, shopping centers, industrial buildings, multifamily, market/feasibility studies, rent studies and special purpose properties as well as vacant land for commercial, residential (single-family attached and detached) and mixed-use development.

Professional Licenses & Affiliations

- Certified General Real Estate Appraiser in the Commonwealth of Virginia, 1997-2027
- Temporary Practice Permit granted in the State of South Carolina, 2008
- Temporary Practice Permit granted in the State of Maryland, 2015 & 2018
- Temporary Practice Permit granted in the District of Columbia, 2018
- SWaM Small Certification - Commonwealth of Virginia Certification Number 814699
- Initial Certification Date 07.28.2020, Renewal Date 08.21.2025, Expiration Date 08.21.2030
- Dual-Designated Member Appraisal Institute (MAI) and (SRA) - Continuing Education Completed
 - 2023 *Board of Directors*, Virginia Commonwealth Chapter - Appraisal Institute
 - 2021-2026 Virginia Commonwealth Chapter – Appraisal Institute; Scholarship Committee Chair
 - 2020-2022 *Regional Nominating Committee*, Region V - Appraisal Institute
 - 2014-2020, 2023 *Board of Directors*, Virginia Commonwealth Chapter - Appraisal Institute
 - 2020 Virginia Commonwealth Chapter – Appraisal Institute; Immediate Past President
 - 2019 Virginia Commonwealth Chapter – Appraisal Institute; President
 - 2018 Virginia Commonwealth Chapter – Appraisal Institute; Vice President
 - 2017 Virginia Commonwealth Chapter – Appraisal Institute; Treasurer/Finance Chair
 - 2016 Virginia Commonwealth Chapter – Appraisal Institute; Secretary
 - 2015 Virginia Commonwealth Chapter – Appraisal Institute; Treasurer/Finance Chair
 - 2014 Virginia Commonwealth Chapter – Appraisal Institute; Treasurer/Finance Chair
 - 2011 Virginia Commonwealth Chapter – Appraisal Institute; Alternate Regional Representative
 - 2010 Virginia Commonwealth Chapter – Appraisal Institute; Alternate Regional Representative
 - 2010 Hampton Roads Chapter – Appraisal Institute; Alternate Regional Representative
 - 2009 Hampton Roads Chapter - Appraisal Institute; Education Chair

2009 Leadership Development & Advisory Council; Discussion Leader
 2009 Core Competencies Project Team; Member; appointed by the President - Appraisal Institute
 2008 Hampton Roads Chapter - Appraisal Institute; Government Relations Chair
 2006-2008 Leadership Development & Advisory Council; Member
 2006-2008 Hampton Roads Chapter - Appraisal Institute; Associate Guidance Chair – General
 2005-2010 *Board of Directors*, Hampton Roads Chapter - Appraisal Institute

- Hampton Roads Association of Commercial Real Estate (HRACRE), 2009-2023
 Member/Co-Chair, HRACRE Legislative Committee, 2013
 Member, HRACRE Membership Committee, 2013
 Chair, HRACRE Membership Committee, 2014 - 2016
 HRACRE Board of Directors Nominating Committee, 2009
HRACRE Board of Directors, 2010 - 2016
HRACRE Executive Committee, 2014 – 2015
 Member, HRACRE Holiday Party Committee, 2019-2020
 Member, HRACRE Golf Committee, 2023
- Member – IRWA/International Right-of-Way Association – Chapter 52, 2025-2026

General Education

- Old Dominion University
 Bachelor of Science in Business Administration-Finance-Real Estate, 1992
 Bachelor of Arts in Theater Arts-Dance, 1994

Real Estate & Appraisal Specific Education

Attended and successfully completed all courses for Qualifying Education (QE) necessary for a Commonwealth of Virginia Certified General Real Estate Appraiser license, the SRA designation issued by the Appraisal Institute and the MAI designation issued by the Appraisal Institute. The latter includes Peer Review, a Demonstration Appraisal Report & a Comprehensive Examination, 2006-2008

- Courses & Seminars for Continuing Education (CE) by the Appraisal Institute, 1992 – present
 Real Estate Appraisal Principals, Successfully Challenged Exam, 1992
 Basic Valuation Procedures, Successfully Challenged Exam, 1992
 Capitalization Theory & Techniques, Part A, Successfully Challenged Exam, 1992
 Capitalization Theory & Techniques, Part B, Successfully Challenged Exam, 1992
 Course 410 - Standards of Professional Practice, 2004
 Course 520 - Highest and Best Use/Market Analysis, May 2005
 Course 530 - Advanced Cost and Sales Comparison Approaches, June 2005
 Course 550 - Advanced Applications, July 2005
 Course 540 - Report Writing and Valuation Analysis, October 2005
 Course 510 - Advanced Income Capitalization, December 2005
 SPP Course - Business Practices and Ethics, 2006, 2008
 AI Exam - Comprehensive Examination, 2006
 Demonstration Appraisal Report, 2007
 Course 700 - The Appraiser as an Expert Witness-Preparation & Testimony, 2009
 Course 705 - Litigation Appraising: Specialized Topics and Applications, 2010
 Course 715GRE - Condemnation Appraising: Principles & Applications, 2011
 Supervisory Appraiser/Trainee Appraiser Course, 2015
 Uniform Appraisal Standards for Federal Land Acquisitions, 2017
 Attacking and Defending an Appraisal for Litigation Purposes, 2019
 Complex Litigation Appraisal Case Studies, 2021
 Avoiding Bias: Building a Bias Defense, 2023
- Other Courses & Seminars for Continuing Education (CE), 1998 – present
 Appraising From Blueprints and Specifications, 1998
 Residential Construction and Property Inspection, 1999
 Marshall and Swift - Square Foot Method, 2001
 VA Appraisal Law and Regulation Update, 2002
 Scope of Work: Expanding Your Range of Services, 2003

Real Estate Finance, Value, and Investment Performance, 2004
 1031 Tax Deferred Exchange, 2004
 Managing Your Appraisal Business, 2006
 General Demonstration Appraisal Report Workshop, 2006
 A Professional's Guide to Conservation Easements, 2007
 Washington Appraisal Summit, 2007
 Valuation in Gov Sector Valuation/Litigation Services, 2008
 Analyzing Distressed R.E., 2008
 Richmond Local Cost Seminar, 2008
 Current Issues Impacting the Appraisal Profession, 2008
 Green Buildings and LEED Certification, 2008
 2008 State of the Region Economic Report, 2008
 Local Builders Cost Seminar, 2009
 Green Commercial Buildings, 2009
 2009 Legislative Update, 2009
 2010 State of the Region Economic Report, 2010
 Mortgage Fraud, 2010
 Valuation of Detrimental Conditions in Real Estate, 2010
 Litigation Skills for the Appraiser, October 2010
 Understanding Real Estate Tax Assessment Appeals, January 2011
 Attacking and Defending an Appraisal in Litigation, July 2011
 Spotlight on USPAP: Extraordinary Assumptions and Hypothetical Conditions, 2014

Other Real Estate related courses, presentations, seminars, symposiums, & continuing education by Old Dominion University, Virginia Association of Assessing Officers, Hampton Roads Association of Commercial Real Estate, 1993 – Present

Expert Witness

- Deemed an Expert Witness by the Circuit Court in the City of Chesapeake, 2010 – Osipovs v. Chesapeake Airport Authority
- Provided Consultation/Testimony on a Real Estate Tax Appeal - Board of Equalization, Arlington County, Virginia, 2011 – City of Arlington v. Storage AFK LLC
- Deemed an Expert Witness by the Circuit Court in the City of Chesapeake, 2014 – Haynes v. Chesapeake Airport Authority
- Deemed an Expert Witness by the Circuit Court in the City of Newport News, 2016 – JDC1 RealEstate, LLV, et al. v. Daniel A. Hoffler, et al
- Deemed an Expert Witness by the Circuit Court in Isle of Wight County, 2016 – BOS v. Edwards, Edwards & Edwards Farm, LLC
- Deemed an Expert Witness by the Circuit Court in Accomack County, 2016 – Commissioner of Highways v. Sheri Lynn Perini
- Deemed an Expert Witness by the Circuit Court in the City of Portsmouth, 2016 – Commissioner of Highways v. IGL Properties, LLC
- Deemed an Expert Witness by the Circuit Court in the City of Chesapeake, 2017 – City of Norfolk v. Allen Toby Hedgepeth
- Deemed an Expert Witness by the Circuit Court in the City of Portsmouth, 2018 – City of Portsmouth v. Portsmouth 2175 Elmhurst LLC
- Provided Expert Testimony in a Right of Entry Hearing, Norfolk, Virginia, 2018 – Virginia Natural Gas, Inc. v. Colonna's Shipyard
- Provided Expert Testimony at a Board of Supervisors Meeting, Goochland County, Virginia, 2020 – Beacon Towers, LLC
- Deemed an Expert Witness by the Circuit Court in the City of Hampton, 2020 – Commissioner of Highways v. Lillian L Howard, Matthew Darden, Jr. and Rhoda Howard

- Deemed an Expert Witness by the Circuit Court in the City of Hampton, 2021 – Hampton v. Heirs of Edward Mason, et al
- Deemed an Expert Witness by the Circuit Court in the City of Virginia Beach, 2022 – 7-Eleven Allocation Hearing
- Deemed an Expert Witness by the Circuit Court in York County-Poquoson, 2023 – Commissioner of Highways v. P&B Garage, LLC
- Deemed an Expert Witness by the Circuit Court in Chesapeake, 2025 – City of Chesapeake v. Renee S. Breeding
- Deemed an Expert Witness by the Circuit Court in Virginia Beach, 2025 – Virginia Electric and Power Company v. Walton Holdings LLC
- Consulted and/or deposed on numerous other occasions involving real estate matters both eminent domain & non-eminent domain related.

Speaking & Writing

- Discussion Leader - Topic “Core Competency” for the Appraisal Institute’s LDAC Conference, 2009
- Lecture, “Real Estate Appraisal Career” Old Dominion University, Finance Club, 2009
- Co-Authored “Issues: 2009 LDAC” published in Valuation Insights & Perspectives by the Appraisal Institute, 2009
- Guest Speaker, Commercial Real Estate Course, Old Dominion University, Finance Department, 2011
- Guest Speaker, ODU EV Williams Center for Real Estate Market Review & Forecast, 2017
- Guest Speaker, Virginia Eminent Domain Conference, 2016 – 2022, 2025 & 2026
- Guest Lecture, “Real Estate Appraisal” Old Dominion University, Real Estate Finance - 450, 2020
- Guest Speaker, Virginia Department of Transportation Appraiser Workshop, 2023 & 2025

Public Recognition/Awards

- Top Forty Under 40 Award, Inside Business, The Hampton Roads Business Journal, 2008
- 2012 Member of Excellence, Hampton Roads Commercial Real Estate Women (CREW)
- Virginia Commonwealth Chapter of the Appraisal Institute – 2014 Outstanding Service Award
- Virginia Commonwealth Chapter of the Appraisal Institute – 2017 President’s Award
- Virginia Commonwealth Chapter of the Appraisal Institute – 2018 Associate of the Year Award

Clientele

Local, state and federal agencies, city and county governments and housing authorities, regional and national banking and financial institutions, insurance companies, local and national corporations, accountants, attorneys, developers, investors and private individuals.