

PROFESSIONAL PROFILE
WADE A. BECKER, MAI
BOULDER APPRAISAL, LLC
201 Slate Drive, Suite #2, Bismarck, ND 58503
(p) 701.751.4496 (e) wade@boulderappraisal.com

QUALIFICATIONS

- Certified General Real Property Appraiser (2006-Present)
 - North Dakota #CG-2603

PROFESSIONAL DESIGNATIONS & AFFILIATIONS

- Appraisal Institute Designated Member (MAI) (2010-Present)
 - Wyoming, ND & SD Chapter Member (2023-Present)
 - President (2026)
 - Board of Directors (2024, 2025)
 - North Star Chapter Member (2005-2023)
 - Board of Directors (2020-2022)
- North Dakota Appraisers Association Member (2016-Present)
 - President (2024, 2025)
 - Vice President (2022, 2023)
 - Board of Directors (2019-Present)
- International Right of Way Association
- National Association of Realtors
- High Plains Association of Realtors
- Great North MLS

APPRAISAL EXPERIENCE

2010-Present	Boulder Appraisal, LLC, Bismarck, North Dakota - Owner/Founder
2003-2010	Dakota Appraisal & Consulting, Ltd., Bismarck, North Dakota - Staff Appraiser

APPRAISAL EDUCATION

2010 - Present	<u>Appraisal Institute Courses & Seminars</u> Annual Conference, April 2026 Fair Value, Market Value, Fair Market Value, February 2026 (7 hrs.) Desktop Appraisals (Bifurcated, Hybrid) & Evaluations, December 2024 (7 hrs.) Artificial Intelligence, Blockchain & Metaverse: Implications for Valuation, December 2024 (7 hrs.) Review Theory – General, July 2024 (33 hrs.) Getting It Right from the Start: A Workout Plan for Your Scope Of Work, November 2022 (7 hrs.) Rapid Response: Market Analysis in Volatile Markets, November 2021 (7 hrs.) The Cost Approach: Unnecessary or Vital to a Health Practice, June 2021 (7 hrs.) Supervisory Appraiser/Trainee Appraiser, October 2020 (4 hrs.) Valuation Impacts of COVID-19, April 2020 (1 hr.) Rural Area Appraisals: Freddie Mac Guidelines & Property Requirements, December 2019 (7 hrs.) Business Practices and Ethics, June 2019 (6 hrs.) 21 st Annual Real Estate Trends Seminar, June 2019 (8 hrs.) Ignorance Isn't Bliss: Understanding an Investigation by a State Board, December 2018 (4 hrs.) Litigation Appraising: Specialized Topics & Application, July 2018 (15 hrs.) Uniform Appraisal Standards for Federal Land Acquisitions: Practical Application, April 2017 (15 hrs.) The Appraiser as an Expert Witness: Preparation & Testimony, June 2016 (16 hrs.) Business Practices and Ethics, December 2015 (5 hrs.) Two-Day Advanced Income Capitalization/A, July 2015 (15 hrs.) General Demonstration Appraisal Report Grader Training, September 2014 (7 hrs.) Condemnation Appraising: Principles & Applications, July 2014 (22 hrs.) Complex Litigation Appraisal Case Studies, June 2013 (7 hrs.) Fundamentals of Separating Real Property, Personal Property & Intangible Assets, April 2012 (15 hrs.)
----------------	--

PROFESSIONAL PROFILE
WADE A. BECKER, MAI
BOULDER APPRAISAL, LLC
201 Slate Drive, Suite #2, Bismarck, ND 58503
(p) 701.751.4496 (e) wade@boulderappraisal.com

2015 – Present

Other Courses & Seminars

IRWA Problems in the Valuation of Partial Acquisitions, April 2026 (16 hrs.)
Mastering the New URAR: Outbuildings, ADUs & MH/Adjustment Support, April 2026 (7 hrs.)
IRWA Valuation of Partial Acquisitions, February 2026 (24 hrs.)
IRWA Determining the Larger Parcel, October 2025 (2 hrs.)
National USPAP Update Course 2026-2027, October 2025 (7 hrs.)
Mastering The New URAR: Market Analysis/Approaches to Value, October 2025 (7 hrs.)
So You Want Support for My Adjustments?, April 2025 (7 hrs.)
ASFMRA Cost Approach for General Appraisers (A310), February 2025 (30 hrs.)
NAR Code of Ethics, May 2024 (3 hrs.)
Ultimate Workfile: What, Where, When, April 2024 (4 hrs.)
National USPAP Update Course 2024-2025, November 2023 (7 hrs.)
Appraising for Private Clients: Non-Lending Appraisals, November 2023 (7 hrs.)
Hot Topics & Myths In Appraiser Liability, November 2022 (7 hrs.)
National USPAP Update Course 2022-2023, November 2021 (7 hrs.)
NAR Code of Ethics & Fair Housing, September 2021 (3 hrs.)
The Residential Marketplace-Expectations in Appraisals-Evals & Alternatives, November 2020 (7 hrs.)
Update on ND Appraisal Reports: Avoid Common Errors & Omissions, November 2020 (7 hrs.)
National USPAP Update Course 2020-2021, December 2019 (7 hrs.)
The Future of the Appraisal Profession in ND, December 2018 (3 hrs.)
NAR Code of Ethics, May 2018 (3 hrs.)
National USPAP Update Course 2018-2019, December 2017 (7 hrs.)
NAR Code of Ethics, December 2016 (3 hrs.)
National USPAP Update Course 2016-2017, December 2015 (7 hrs.)

EDUCATION

1991 - 1993	University of North Dakota, Grand Forks, North Dakota, B.B.A. Degree, Finance
1989 - 1991	Bismarck State College, Bismarck, North Dakota
1986 - 1989	Saint Mary's Central High School, Bismarck, North Dakota

PARTIAL LIST OF MAJOR CLIENTS SERVED

Financial Institutions & Mortgage Companies:

BNC National Bank, First Western Bank & Trust, Bremer Bank, Capital Credit Union,
U.S. Bank, Cornerstone Bank, Dacotah Bank, First International Bank & Trust, Gate City Bank,
Starion Bank, Bravera Bank, Plains Commerce Bank, First State Bank & Trust

Government Agencies:

City of Bismarck, Bismarck Park & Rec. District, State of North Dakota,
North Dakota DOT, U.S.D.A.-Rural Development

Businesses/Corporations:

KLJ Engineering, Apex Engineering, HDR Engineering, Barr Engineering, Vogel Law Firm,
Fredrickson & Byron, P.A., Crowley Fleck PLLP, Pearce & Durick, Trinity Hospital

ASSIGNMENT EXPERIENCE

1. Commercial: Multi-family apartment buildings, office buildings, c-stores, bank facilities, lodging facilities, sales & service facilities, retail strip centers, industrial and commercial shop buildings, warehouse facilities and mobile home parks.
2. Land: Residential, commercial, industrial and subdivision.
3. Other: Right-of-way, eminent domain, rent analysis.