



We Value, What you Value

March 20, 2023

Honorable Senators of the Great State of North Dakota!

THIS WRITTEN CORRESPONDENCE IS REQUESTING YOUR SUPPORT OF HB1133.

My name is Bill Gion and my wife & I have been longtime residents of the Regent Community in Hettinger County, ND. I have been a Certified ND Real Estate Appraiser for decades, primarily appraising farm & ranch properties in SW-ND. (Attached is a summary of my appraisal experience & qualifications along with my trade area map).

As a Past President and current Board Member of the North Dakota Appraisers Association (NDAA) & with decades of professional experience as a basis, I firmly believe the most challenging & critical part of rural appraising is efficient access to reliable comparable sales data, this data allows us to deliver timely and credible appraisals to our clients and maintain public trust.

In a previous legislative session ND became a disclosure state, subject to a handful of qualifying exemptions. This single step moved our rural appraisal profession forward by leaps & bounds and made my appraisal practice efficient enough that I took on the responsibility of training an apprentice appraiser!

HB1133 will take another step in the right direction by further allowing appraisers additional access to comparable sales information for properties with change of use & tracts < 80.0 acres.

Feel free to contact me via email, text or phone call if needed.

Again thanks for your time and your dedicated service to the State of ND and its wonderful people!

Respectfully submitted,
Bill Gion

A handwritten signature in blue ink, appearing to read 'W. Gion', is written over the printed name 'Bill Gion'.

William D. Gion
Gion Appraisal, LLC
ND State-Certified General Appraiser
Past President North Dakota Appraisers Association - 2016-17, 2020, 2021
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Regent, ND 58650 cell 701.690.7633

APPRAISER RESUME & QUALIFICATIONS

Gion Appraisal, LLC

William D. Gion

North Dakota - Certified Appraiser #CG - 1145

6360 99th Avenue SW, Regent, ND 58650

TYPES OF APPRAISAL ASSIGNMENTS

Real Estate appraisal assignments include Mountain & Great Plains livestock ranches, irrigated and dry-land farms, recreational land, commercial, residential, and special use properties. Additional assignments conducted include personal property including chattel appraisals; assignments completed on real estate evaluations, cash flow analysis.

REPRESENTATIVE CLIENTS

Bravera Bank & Trust Center – Dickinson, ND
Kirkwood Bank & Trust – Bismarck & Dickinson, ND
Dakota Western Bank, Hettinger, ND
Dakota West Credit Union – Bowman, ND
BNC Bank – Dickinson & Bismarck, ND
Farm Credit Services, Mandan & Dickinson, ND

Dakota Community Bank – Dickinson, ND
Choice Financial Banks
Private Individuals, Attorneys, Accountants
Cornerstone Bank, Fargo, ND
Farm Service Agency (formerly FmHA)
Numerous banks: Bozeman, MT (prior to 1996)

ND SW District Court – as an Appraiser & Court Referee

STATE LICENSING & APPRAISAL EXPERIENCE

**North Dakota Appraisers Association (NDAA): 2016 Charter Member & 2016-17, 2020 & 2021 Past President
State Certified General Appraiser, (#CG-1145), in ND, (January 1, 1996).**

Own & operate Gion Appraisal, LLC in Regent, ND: 2013-present; in Bozeman, MT, 1993-1996

ND Supervisory Appraiser: 2019 to Present

(Formerly Certified General Real Estate Appraiser in MT, February 1, 1993)

(In-House RE Appraiser: Federal Land Bank & Farm Credit Services from 1984 to 1993)

FORMAL EDUCATION

Bachelor of Science Degree, Animal Science, NDSU, 1983
Associate Degree, Farm & Ranch Management, DSU, 1980
High School Diploma (Valedictorian) Regent High School, 1977

PROFESSIONAL TRAININGS (2022)

Hot Topics and Myths in Appraiser Liability – NDAA – November 2022

Getting It Right from the Start: A Workout Plan of Your Scope of Work – Appraisal Institute - November 2022

Rapid Fire Webinar: Various topics - Appraisal Bias, Ag Economic Outlook, ANZI/SF, Estate & Tax Code – ASFMRA - November 2022

PREVIOUS YEARS (2011-2021)

Rapid Response: Market Analysis in Volatile Markets – Appraisal Institute – November 2021

USPAP – Update 2022-23 – NDAA – November 2021

Report Writing Seminar – ASFMRA – February 2021

2021 Webinar: The Appraisal Foundation (TAF) 2021 Q1 Update – February 2021

Residential Marketplace – NDAA - Expectations in Appraisals – Evaluations & Alternatives - November 2020

COVID Seminar (National Appraisal Associations (5)) – March 2020

2020-2021 National USPAP Update Course – NDAA – November 2019

Rural Area Appraisals: Freddie Mac Guidelines & Property Eligibility Requirements – Appraisal Institute – November 2019

Appraisal of Manufactured Homes Featuring Next-Generation Manufactured Homes – Appraisal Institute – July 2019

Ignorance Isn't Bliss: Understanding an Investigation by a State Appraiser Regulatory Board or Agency – Appraisal Institute – December 2018

Cost Approach – Unnecessary or Vital to a Healthy Practice – NDAA – December 2018

Future of the Appraisal Profession – NDAA - December 2018

ND Supervisory & Apprentice Training Course – NDAA – April 2018

ND Housing Conference – NDHFA - April 2018

Market Area & Industry Analysis – ASFMRA – January 2018

Hot Topics & Myths in Appraiser Liability – NDAA - December 2017

USPAP 2018-19 Update Course – NDAA - December 2017

Cutting Edge Issues – NDREAB attendance, Work File documentation & Excess vs. Surplus land – NDAA Sept 2017

Highest & Best Use & Income Approach Applications – ASFMRA – January 2017

Raise Your Appraiser IQ – NDAA, 2016

Drone Technology and its Impact on the Appraisal Industry – NDAA, 2016

USPAP Update – ASFMRA, 2016-2017

Environmental Issues – ASFMRA, 2016-2017

2015-2016 USPAP Update Course, ND Appraisal Board

Surety Mapping Webinars, Agri-Data, 2015

Rural Case Studies & Grain Elevator Evaluations, ASFMRA, 2015

Most Common USPAP Violations, ND Appraisal Board, 2014

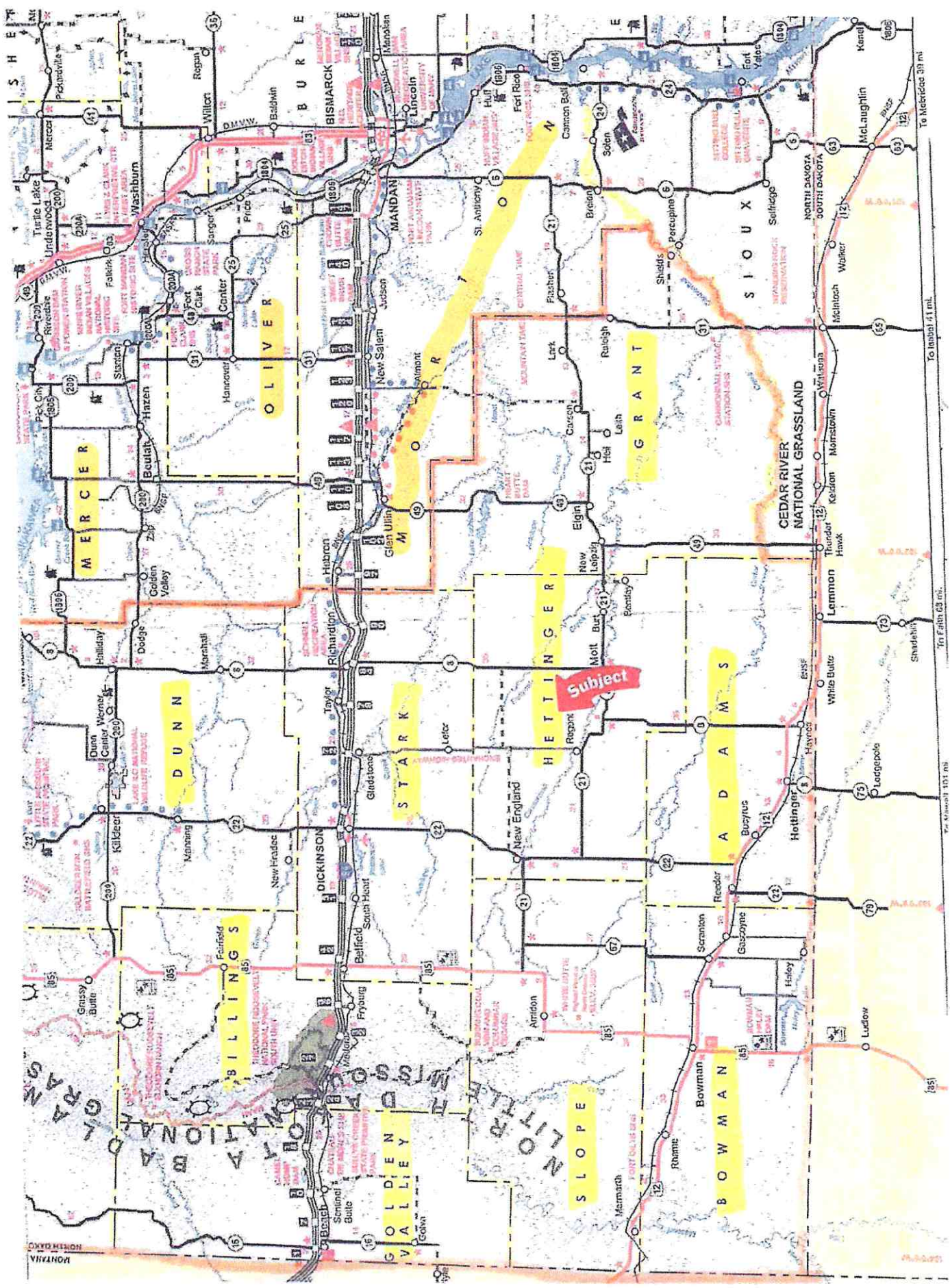
Appraising Manufactured Homes, McKissock, 2014

Modern Green Building Concepts & Introduction to Legal Descriptions, McKissock, 2013

Construction Details & Trends & USPAP (12 Elements), McKissock, 2013

2013-2014 USPAP Update Course, ND Appraisal Board; 2012-2013 National USPAP Update Course, McKissock, 2011

Mortgage Fraud; Private Appraisal Assignments; Land-Site Evaluation, McKissock, 2011



Subject

To Mearns 31 mi
To Inham 41 mi
To Fahn 68 mi
To Mearns 101 mi