

# APPRAISER RESUME & QUALIFICATIONS

Gion Appraisal, LLC

**William D. Gion**

North Dakota - Certified Appraiser #CG - 1145

6360 99<sup>th</sup> 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 Bank  
*Private Individuals, Attorneys, Accountants*  
Cornerstone Bank, Fargo, ND  
Farm Service Agency (formerly FmHA)  
Numerous banks: Bozeman, MT (prior to 1996)

*ND SW & SC District Courts – as an Appraiser & Appointed Referee*

## STATE LICENSING & APPRAISAL EXPERIENCE

*ND State Certified General Appraiser (January 1996 and subsequent years)*

*North Dakota Appraisers Association (NDAA): 2016 Charter Member & 2016-17, 2020 & 2021 Past President – Current Board Member.*

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

*ND Supervisory Appraiser: 2019 to 2023*

(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 (2011-2024)

Desktop Appraisals (Bifurcated, Hybrid) and Evaluations – Appraisal Institute – December 2024  
Artificial Intelligence, Blockchain, and the Metaverse: Implications for Valuation – Appraisal Institute – December 2024  
Appraising for Private Clients: Expanding Your Practice to Non-Lending Appraisals – NDAA – November 2023  
2024-2025 7-hour National USPAP Update Course – NDAA - November 2023  
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  
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