

QUALIFICATIONS AND EXPERIENCE OF C. DAVID MATTHEWS, MAI SRA AI-GRS

POSITION:

Founder, David Matthews Associates, since 1980
420 Main Street, Suite 1300
Evansville, IN 47708
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Email: [david@davidmatthews-assoc.com](mailto:david@ davidmatthews-assoc.com); Web-site: davidmatthews-assoc.com

EDUCATION:

University of Tennessee, B. S. Degree 1968, Major - Real Estate
American Institute of Real Estate Appraisers
Courses 1A, 1B, 1BB, II, VI, SPP & Comprehensive Exam
Society of Real Estate Appraisers; Exams 101, 201, R-2
American Society of Real Estate Counselors; R.E. Project Feasibility
Various Schools & Seminars on Real Estate Valuation
Graduate of Leadership Evansville, 1981
Indiana Brokers License #RB14005728
Held/holds licenses in IN, FL, GA MO, NC, NJ, TX, IL, KY, IA, TN, SC, MA, NY, CA, OR, AZ & WA

PUBLICATIONS:

Contributing author to the textbook "Corridor Valuation An Overview and New Alternatives, Rails to Trails Valuations" Appraisal Institute, International Right of Way Association and the Appraisal Institute of Canada, 2019

PROFESSIONAL MEMBERSHIPS:

American Institute of Real Estate Appraisers (AIREA), MAI #5266 awarded in 1975
American Institute of Real Estate Appraisers (AIREA), RM #781 awarded in 1975 converted to SRA in 1991
Society of Real Estate appraisers (SREA), SRPA awarded in 1979
Appraisal Institute (AI), MAI SRPA SRA, AI is a unification of AIREA and SREA effective 1/1/91
Appraisal Institute (AI), AI-GRS designation awarded in 2016
National Association of Realtors
Counselors of Real Estate (CRE), awarded 1995, retired 2019
Indiana Commercial Brokers
Indiana Association of Realtors (IAR)-various committees
2008-2014 President & Chair, Real Estate Counseling Group of America
1998-2005 National Education Trust Fund, AI (Chair for 2003, 2004 & 2005)
1995-1996 National Executive Committee, AI
1995-1996 National Board of Directors, AI
1995-1996 National Chairman, Communications Committee, AI
1993-1994 National Chairman, Public Relations, AI
1992-1995 Comprehensive Exam Committee
1991-1992 National Chairman, General Appraiser Board, AI
1991-1992 National Executive Committee, AI
1991-1992 National Board of Directors, AI
1991 Chairman - Strategic Plan, IAR
1991 Appraisal Foundation Advisory Council
1990 Vice Chairman - Appraisal Certification Task Force, IAR
1989-1990 Vice Chairman - Admissions AIREA
1989-1990 Governing Councilor, AIREA
1988-1989 National Chief Examiner - Exams, AIREA
1987 President, Indiana Chapter #27, AIREA
1986 President, Evansville Board of Realtors
1986-1987 National Chairman of MAI Comprehensive Exam, AIREA
1981 National Vice Chairman of Capitalization Exams, AIREA
1981 President Evansville Chapter, SREA

PREVIOUS APPRAISAL AND COUNSELING EXPERIENCE:

1976-1980 Director of Real Estate Appraising & Counseling, Citizens Realty and Insurance, Inc., Evansville, Indiana
1972-1976 Associate Appraiser & Dir of Counseling, Norman Benedict Associates, Hamden, CT
1970-1972 Staff Appraiser - State of Illinois Department of Transportation, Springfield, Illinois
1969-1970 County Appraiser - Supervisor of Assessment, Stephenson County, Illinois

TEACHING EXPERIENCE:

1974 to 2008, Uniform Standards of Professional Appraisal Practice, Real Estate, Real Estate Appraisal, Salesman's and Broker's courses and seminars
University of Evansville
University of Southern Indiana
University of Connecticut
American Institute of Real Estate Appraisers
Appraisal Institute (University of Georgia, Tufts University, University of San Diego, Indiana University)
GRI of Indiana
International Right-of-Way Association, seminars in USA & Canada
Lorman Seminar on Property Tax in Indiana

LITIGATION EXPERIENCE:

Testified in local, state and/or federal courts in Indiana, Illinois, Iowa, Arizona, Connecticut, South Carolina, Washington and Washington DC

AWARDS AND RECOGNITION:

Volunteer of Distinction, Appraisal Institute, Summer 2011
Who's Who, International, 2004
Who's Who in America, 2001, 2000 edition
Who's Who in the Midwest, 1988-1989 edition
Who's Who in Real Estate, 1983 edition
Dick Snyder Award, Indiana Association of Realtors
Ed White Award, Hoosier State Chapter of Appraisal Institute, 1997
Y. T. Lum Award, Appraisal Institute, 1997
Percy Wagner Award, Appraisal Institute, 1992
Delegation Member of Urban Valuation Team to Russia and Latvia, January, 1993
Appraisal Institute Lead Delegate to Shanghai, China, 2004
Realtor of the Year, 1987 Evansville Board of Realtors
Volunteer of the Year, 2005, Southwest Indiana Chamber of Commerce
Inducted into the Southwest Indiana Association of Realtor's Hall of Fame 2012
Realtor Emeritus 2016

COMMUNITY ACTIVITIES:

2011-14 Director, Evansville Rotary
2010-12 Director, University of Evansville Theater Society
2009-18 President('10-'11), Evansville Jazz Society
2009-11 Director, Coterie Ballroom Dance
2005-18 WNIN Public Radio/TV Board of Directors
2002-08 Director, Raintree Girl Scouts, Chair of Property Committee (2002-2005)
2000's Metropolitan Planning Organization (EUTS) Technical Advisory Committee, Old Courthouse Advisory Committee, I-69 Advisory Committee, West Lloyd Advisory Committee, Brownfield Advisory Committee
2002-09 MLS Service Corporation Board of Directors
1990-09 Realtors Computer Committee Chair
1994-98 & 2001 Chairman, Methodist Temple Trustees
1985-2016 Evansville Chamber: Legislative Chair ('98/'99), Transportation Chair ('03/'04), Director ('07-'16)
1998-99 Chair, Methodist Temple 21st Century Task Force
1987-97 Director, (VP thru 1993), CHOICE - Housing Program
1985-89 Vice Chairman, Downtown Design Committee and 2005-2016 member
1985-95 Arbitrator for American Arbitration Association

TYPES OF PROPERTIES APPRAISED:

Air and Surface Rights, Airports, Apartments, Arena, Churches, Clinics, College, Condo Conversions, Condominiums, Corridors, Docking Rights, Easements, Factories, Farms, Golf Courses, Houses, Land, Mineral Rights, Navy Base, Nursing Homes, Office Buildings, Power Plants, PUD's, Railroads, Recreational Sports Complex, Recreational Lands, Restaurants, Retail, Right-of-ways, Shopping Centers, Steel Mills, Subdivisions, Warehouses, Wetlands and others.

PAST AREAS OF SERVICE:

Primary area of service has been Southern Indiana, Southern Illinois, and Western Kentucky. Appraisals made on properties in over 35 counties in Indiana plus appraisals and consulting assignments in Connecticut, Florida, Georgia, Illinois, Iowa, Kentucky, Massachusetts, Michigan, New York, Pennsylvania, Rhode Island, South Carolina, Tennessee, Texas, West Virginia, Washington and Wisconsin. In recent years specialized in Rails to Trails work from coast to coast.

DAVID MATTHEWS ASSOCIATES PREVIOUS CLIENTS: (Partial List)

Government:

Evansville Board of Public Works
Evansville Dept. of Metro Development
Evansville Housing Rehab.
Evansville Redevelopment Commission
Federal Aviation Administration
General Services Administration
Indiana Attorney General
Ind. Dept. of Natural Resources
INDOT (Indiana Dept. of Transportation)
Resolution Trust Corporation
U.S. Dept. of Justice
U.S. Forest Service
U.S. Fish and Wildlife Service
Internal Revenue Service

Corporations:

Aluminum Company of America
Amax Coal Company
Bernardin-Lochmueller & Associates
Black Beauty Coal Company
Bristol Myers-Squibb
Buehler's Buy Low
CSX
Cendant Mobility Services
Cincinnati Insurance Company
Conrail
Corradino Group
Datacomp
Equitable Real Estate
George Koch Son, Inc.

Law Firms:

Akerson Fex
Arent Fox
Baker Sterchi Cowden & Rice
Berger & Berger
Faeger Baker Daniels
Fine & Hatfield
Gerling Law Offices
Ice Miller
Johnson Carroll & Griffith

Realtors/Builders/Developers:

Barrington Development Co.
Dan Buck
Bud Bussing
Emge/Citizens Realty
Helfrich Realty
Hulman & Company
Industrial Contractors
Greg Kempf

Insurance Companies, Trusts and Pension Funds:

Allstate Insurance
Citizens Bank Trust
Continental Bank Trust Dept.
Equitable Life Assurance
Guaranty Mutual Life Insurance
Interlake Foundation

Banks and Lenders:

AmBank
Bank One
Chase Manhattan Bank
Continental Bank
Evansville Teacher's Credit Union
Fifth Third Bank
Manufacturer's Hanover
National City Bank
Old National Bank
Regions Bank
Society Bank (Key)
Tell City Bank
Warrick National Bank
Wells Fargo
United Fidelity Bank

George S. Olive
Harding Shymanski
Indiana & Michigan Electric Co.
McDonald's
Mead Johnson
Merrill Lynch Relocation
Norfolk Southern Railroad
Peabody Coal
Shell Oil Company
Southern Indiana Gas & Electric Co.
Sterling Brewery (Evansville Brewing Co.)
Texaco
Vectren
Zenith Corporation

Kahn Dees Donovan and Kahn
Krohn Collins D'Amour
Merrill Johnson & Kimpel
Parker Poe Adams & Bernstein
Popkin & Stern
Sommer Barnard Ackerson, PC
Stewart Wald McCulley
Stoll Keenon Ogden

Kurtz Auction
Newmaster Development
Perry Co. Development Corp.
Regency Commercial Associates
Jack Rogers
Bob Schultz Realty
Traylor Brothers
Warrick Co. Development Corp.

National City Bank Trust
Old National Bank Trust
State Farm Insurance
W W Gray Estate
Welborn Clinic Employees (WANC)
Regency Associates