

# QUALIFICATIONS OF SHANNON REED MUELLER

## EDUCATION

B.S.B.A. in Finance/Real Estate-University of Arkansas, 5-94

## PROFESSIONAL EXPERIENCE

May 2006-Present – Certified General Appraiser for REED & ASSOCIATES, INC., Fayetteville, Arkansas  
May 2005–May 2006 – State Licensed Appraiser for REED & ASSOCIATES, INC., Fayetteville, Arkansas  
April 2003-May 2005 – Appraiser Trainee for REED & ASSOCIATES, INC., Fayetteville, Arkansas  
1994-April 2003-Commercial Credit Analyst and Appraisal Review for First National Bank of Springdale, Springdale, Arkansas & First Tennessee Bank

## PROFESSIONAL AFFILIATIONS AND DESIGNATIONS

Ozark Chapter of the Appraisal Institute  
Member of the Northwest Arkansas Appraisal Section  
State Certified General Appraiser – Arkansas – CG2302  
Candidate for Designation, Appraisal Institute  
Arkansas Appraisal Licensing Board-2014-Present

## PROFESSIONAL COURSES COMPLETED

Real Estate Principles – UA – 1993  
Real Estate Investment & Appraisal – UA – 1994  
Real Estate Finance – UA – 1993

## RELEVANT COLLEGE COURSES

Accounting Principles I & II, Business Law, Microeconomics, Macroeconomics, Financial Theory & Practice, Information Systems Mgt., Organizational Behavioral Theory, Strategic Management, Principles of Marketing, Business Statistics, Principles of Real Estate, Real Estate Investment, Real Estate Finance, Commercial Banking, Principles Of Banking & Finance

## CLIENTELE

Arkansas Department of Tourism  
Arkansas State Highway and Transportation Department  
Arkansas Game and Fish Commission  
O.R. Colan Associates  
Universal Field Services  
Cities of: Springdale, Fayetteville, Rogers, Lowell, Bentonville, Prairie Grove  
Southwestern Electric Power Company  
Carroll Electric Cooperative Corporation  
Tyson Foods, Inc.  
Various Water Authorities, Attorneys, Corporations, and Individuals  
Financial Institutions – Arvest Bank, Legacy National Bank, First Security Bank, Centennial Bank, Bear State Bank, United Bank, First Western Bank, IberiaBank, Bancorp South, Signature Bank, Cornerstone Bank, and others.

## PROFESSIONAL COURSES & SEMINARS COMPLETED

Uniform Standards of Professional Appraisal Practice, (USPAP) – Russellville, AR-2003  
Fundamentals of Real Property Appraisal – Russellville, AR-2004  
Land/Site Valuation & Sales Comparison Approach – Russellville, AR-2004  
Evaluating Residential Construction – Ozark Chapter of The Appraisal Institute, Bentonville, AR-2005  
General Report Writing – Appraisal Institute, Chicago, IL-2005  
National Uniform Standards of Professional Appraisal Practice, (USPAP Update)-Chicago, IL-2005  
Eminent Domain and Condemnation – Appraisal Institute Seminar-2005

Basic Income Capitalization – Ozark Mountain Chapter of The Appraisal Institute, Rogers, AR-2006  
Business Practices and Ethics – Ozark Mountain Chapter of The Appraisal Institute, Joplin, MO-2007  
National Uniform Standards of Professional Appraisal Practice, (USPAP Update)-Joplin, MO-2007  
General Market Analysis and Highest and Best Use – Green Country Chapter of The Appraisal Institute, Tulsa, OK-2008  
National Uniform Standards of Professional Appraisal Practice, (USPAP Update)-Fayetteville, AR-2010  
Appraising Distressed Commercial Real Estate – Ozark Mountain Chapter of The Appraisal Institute-Rogers, AR-2010  
Forecasting Revenue – Ozark Mountain Chapter of The Appraisal Institute-Rogers, AR-2010  
Analyzing Rural Residential Outbuildings- Northwest Arkansas Appraisal Section-Fayetteville, AR-2010  
Business Practices and Ethics – Ozark Mountain Chapter of The Appraisal Institute, Cassville, MO-2011  
National Uniform Standards of Professional Appraisal Practice, (USPAP Update)-Rogers, AR-2012  
Advance Income Capitalization-Little Rock, AR-2012  
National Uniform Standards of Professional Appraisal Practice, (USPAP Update)-Fayetteville, AR-2014  
Advanced Applications & Case Studies-Tulsa, OK-2014  
Business Practice & Ethics-Bentonville, AR-2014  
16-Hour Uniform Appraisal Standards for Federal Land Acquisitions – Arkansas Chapter of the Appraisal Institute;  
Little Rock, Arkansas  
National Uniform Standards of Professional Appraisal Practice, (USPAP Update)-Fayetteville, AR-2016

## **REFERENCES**

Patsy Christie, Director of Planning and Community Development; Springdale, Arkansas 479-750-8550  
Ben Peters, City Engineer, City of Bentonville; Bentonville, Arkansas 479-879-4251  
Charles Harwell, Attorney, Cypert, Crouch, Clark & Harwell; Springdale, Arkansas 479-756-5222  
Steve Glass, Director of Planning & Transportation, City of Rogers 479-621-1117  
Rick Pulvirenti, P.E., Director of Engineering, Springdale Water Utilities 479-927-4183  
Chris Brown, City Engineer, City of Fayetteville; Fayetteville, Arkansas 479-575-8207