

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
Arkansas Chapter of the International Right of Way Association
Member of the Northwest Arkansas Appraisal Section
State Certified General Appraiser – Arkansas – CG2302
Candidate for Designation, Appraisal Institute
Arkansas Appraisal Licensing Board-2014-2020, Chairman 2017, 2018
Springdale Planning Commissioner 2018-Present-Vice Chairman-2022, Chairman-2023

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, Siloam Springs
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.

COURT TESTIMONY

Circuit Court - Bentonville, and Fayetteville, Arkansas

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
 National Uniform Standards of Professional Appraisal Practice, (USPAP Update)-Fayetteville, AR-2018
 National Uniform Standards of Professional Appraisal Practice, (USPAP Update)-Fayetteville, AR-2020
 National Uniform Standards of Professional Appraisal Practice, (USPAP Update)-Virtual Classroom, AR-2022

REFERENCES

Patsy Christie, Director of Planning and Community Development; Springdale, Arkansas 479-750-8550
 Brian Bahr, Economic Development Manager, City of Bentonville; Bentonville, Arkansas 479-271-5997
 Charles Harwell, Attorney, Crouch, Harwell, Fryer & Ferner; Springdale, Arkansas 479-751-5222
 Lance Jobe, City Engineer, City of Rogers 479-621-1116
 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