

ANDREW (“ANDY”) D. SHEPPARD, MAI, AI-GRS, R/W-AC

Principal / CFO - Pritchett, Ball & Wise, Inc.

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EMPLOYMENT: Pritchett, Ball & Wise, Inc. (3/1998 – Present; Principal Since 2011)
EDUCATION: Georgia State University: Bachelor of Arts Degree in Real Estate (12/1998)
CONT. EDUCATION: Exceeds Minimum 100-Hour Requirement for Each Five-Year Cycle with the Appraisal Institute, and 14-Hour Annual Minimum for All Certified General Appraisal Licenses

RECENT CONTINUING EDUCATION COMPLETED: (Full Transcript Attached or Available Upon Request)

Extreme Appraising (2026); AI on AI (2025, 2026); GA-AL Land Trust Conservation Easements (2024-2026); Complex Valuation, Review Theory – General (2024); Becoming Proficient in Fractional Interests (2023); State of Atlanta Conference (2001-2026); State of Georgia Conference (2023-2026); Business Practices and Ethics (2025 and Once Every Five-Year Cycle); USPAP Update (2026 and Every Other Prior Year); Valuation of Conservation Easements (2022 and 2008); Valuation of Water and Wastewater Utility Systems (2021), Advanced Land Valuation (2020); etc.

EXPERIENCE: (Assignment Types Below Were in Submarkets Ranging from Rural to Dense Urban Areas)

- **Vacant Land:** Commercial, Industrial, Retail, Mixed-Use, Single- and Multi-Unit Residential; Conservation Easements; Wetlands Mitigation; Fallow/Encumbered Lands; Islands; Cell Tower and Billboard Sites
- **Market Analysis:** Feasibility Studies (Levels A, B, C, and D) for Proposed Industrial, Multi-Unit, Hotel, and Multi-Use Trail Projects; Project Influence; Impact Studies Involving Commercial and Residential Values Affected by Proposed Landfill, Quarry, and Cell Tower Uses; City-Wide Effect from Increasing Naval Jet Noise; Statistical Analysis of Factors Affecting Value of the Everglades and Big Cypress Areas of Florida
- **Residential:** Proposed/Existing/Rehabilitation Conventional and Subsidized Apartments, Including a Concentration in IRS Section 42 Low-Income Housing Tax Credit (“LIHTC”); Estate Homes/Tracts, Tour/Historically Significant Homes; Cabins/Timeshares; Single-Unit Homes
- **Industrial:** Single- and Multi-Tenant Buildings; Textile and Manufacturing Plants; Bulk/Distribution Warehouses; 1M+ SF Warehouses/Distribution Facilities; Chilled/Refrigerated/Production Facilities
- **Office:** Single- and Multi-Tenant Offices; Condos; Branch Banks; Call Centers; Medical/Surgical Centers
- **Retail:** Convenience Stores; Big Box; Mall; Storefront Retail; Shopping Centers; Free-Standing Retail
- **Litigation:** Acquisitions and Appraisal Issues Effecting Residential and Non-Residential Uses / Land, Including Assignments Performed Using State- and Federal-Rule Appraisal Methodologies
- **“Other”:** Air/Subsurface/Surface Rights; Landside/Airside Sites, Hangars, and Jet Fuel Farms; Bond Financing; Wetland Remediation Credits; Greenway/Floodplain Corridors; Catenary Attachments; Solar Sites; Prison / Mental Facilities; Logistics-Oriented Military Base; Courthouses; Waste Treatment and Water Production / Reservoir Assets; Landfills and Transfer Stations; Contaminated Properties; Trails Act (aka “Rails to Trails”); Severed Mineral Rights; Greenfield, Operating, and Depleted Mineral Properties

PROFESSIONAL AFFILIATIONS AND SERVICE:

Certified General Real Property Appraiser Licenses in Georgia (#7384), Alabama (#G01558), and Florida (#RZ4330)

MAI Designated Member and AI-GRS Designated Member of the Appraisal Institute (#12520)

R/W-AC Designated Member of the International Right of Way Association (#7962420)

Georgia Department of Transportation “Level 3” (a.k.a. Complex Before-and-After) Pre-Qualified Appraiser

Subscribing Member of the Georgia Association of Assessing Officials (GAAO.org) Organization

AI Professional Development Programs Completed: Litigation (2011) and Conservation Easements (2008 and 2022)

National/Regional AI Service: MAI Candidate Experience Screener (2011-2014); Alt. Regional Representative

(2009-2010); Regional Representative (2011-2012); Leadership Development Advisory Council (2013, 2016, 2017)

Atlanta-Area Chapter AI Service: President (2017); Vice President (2016); Secretary (2015); Treasurer (2014);

Director (2012-2020); Education Chair (2022-2027); Strategic Planning Chair (2019); Advisor Guidance Chair (2013-

2014); Associate Guidance Chair (2009-2011); Member Development/Retention Chair (2012-2013); Nominating Committee Chair (2012-2013, 2020)

Classes Developed and Taught: Appraisal Fundamentals–Apartments (2014); Tech Tips for Appraisers (2015-2019);

Increasing Competency Through Education (2016); Best Practices for Employee, Staff, and Trainee Contributions

(2017); Document Automation for Appraisers (2017-2019, 2026); Appraisal Techniques for LIHTC Tax Assessments

(2020); Paperless Appraisal Office (2022-2023); Attaining and Retaining Mentees (2026); Artificial Intelligence for

Commercial Real Estate Appraisers (2026)

Awards: Appraisal Institute’s “Volunteer of Distinction” (2013), and “Legion of Leaders” (2026)