

## SHAWN WILSON, MAI



### CONTACT

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### REAL ESTATE CONSULTANT - LITIGATION VALUATION

Founder and owner of Compass Real Estate Consulting, Inc., Ms. Wilson is a Florida State-Certified General Real Estate Appraiser with over 30 years of experience with particular concentration in the specialized fields of eminent domain and litigation appraisal. Areas of expertise include valuation, consultation, appraisal review, report preparation, litigation support, and expert testimony.

Ms. Wilson has been qualified and presented testimony as an expert witness in courts throughout Florida, as well as U.S. Bankruptcy Court. She has been appointed Special Magistrate for ad valorem tax hearings in multiple jurisdictions. She provides appraisal services for both plaintiffs and defendants.

As a subject matter expert, Ms. Wilson has authored seminars, articles and presentations on a variety of appraisal topics. Her peer-reviewed articles have been published in *The Appraisal Journal* (Appraisal Institute) and *Right of Way Magazine* (IRWA). She is a contributing author to the Appraisal Institute textbook, *Applications in Litigation Valuation: A Pragmatist's Guide* and has been an invited presenter at national conferences for the Appraisal Institute, International Right of Way Association, and International Association of Assessing Officers.

### PROFESSIONAL AFFILIATIONS

- The Appraisal Institute
  - MAI Member (1993 - Present)
  - National Board of Directors (2011 - 2014)
- Florida Real Estate Appraisal Board (FREAB)
  - Board Member (January 2021 - Present)
- AQB Certified USPAP Instructor
  - April 2018 to Present
- The Appraisal Foundation Appraisal Practices Board (APB)
  - Board Chair (July 2016 - September 2017)
  - Member (July 2014 - September 2017)
- Association of Eminent Domain Professionals
  - President (2005)
  - Vice-President (2004)
  - Member Executive Board (1992 through 1998, 2002, 2003)
- International Right of Way Association (IRWA)

### PROFESSIONAL CERTIFICATIONS

- Florida State Certified General Real Estate Appraiser RZ503, 1990 to Present
- Guam Certified Non-Resident General Real Estate Appraiser CA-16-047, 2012 to Present
- Tennessee State Certified General Real Estate Appraiser 5165, 2014 to Present

### SELECTED PROPERTY TYPES APPRAISED

#### Vacant Land

Urban and rural land including commercial, multi-family, industrial, office park, planned development, residential, and agricultural.

#### Improved Properties

Residential, commercial, industrial, multi-family, retail, restaurants, professional office buildings, medical office complexes, service stations, convenience stores, parking garages, senior care facilities, branch banking facilities, ranches, citrus groves, and waterfront residential property.

#### Special Use Properties

Utility systems, plant nurseries, retention ponds, railroad rights-of-way, corridors, billboards, sod farms, citrus nurseries, golf courses, landfills, and blueberry farms.

#### Partial Interests

Leasehold/leased fee, utility easements, drainage easements, conservation easements, and land leases.

### SELECTED APPRAISAL PROJECTS

#### Diminution in Value Claims

Diminution in value appraisal services have been provided for both plaintiffs and defendants. Examples include environmental contamination, construction defects, title insurance claims, sinkhole/unstable soils, Bert J. Harris claims, inverse condemnation, contractual disputes, leasing disputes, and NIMBY Issues.

#### Eminent Domain Takings Resulting In:

Business damages, change in drainage patterns, change in site circulation, changes in highest and best use, curable damages/cost to cure analysis, loss of/change in access, loss of parking, partial taking of improvements, and total taking of improvements.

## SELECTED PUBLICATIONS

"Missing Waterline Easement – Property Boundary,"  
 "Missing Utility Corridor Easement – Valuing Grandmother's Oak," "Transmission Line Construction – Wooden Poles to Metal Pylons" In: *Applications in Litigation Valuation: A Pragmatist's Guide*, Jeffrey A. Johnson MAI, Stephen Matonis MAI MRICS, editors, Appraisal Institute, 2012.

"Evaluating the Potential Impact of a Proposed Landfill." *The Appraisal Journal*, Winter 2009.

"Three Similar Appraisers, Three Different Values." *Right of Way Magazine*, May/June 2009.

## SELECTED PRESENTATIONS

"Commercial Real Estate Appraisal Fundamentals" webinar presenter, Lorman Education Services Live Webinar, March 2020 and January 2017

"A New Technique for Evaluating the Impact of a Permanent Easement Acquisition" co-developer and co-presenter, International Right of Way Association (RWA) International Education Conference, Portland, OR, June 2019

"Managing Unusual Appraisal and Litigation Assignments" co-developer and co-presenter, Appraisal Institute, Iowa and Gulf Coast Florida Chapters, June 2018

"Don't Cut Me Off! Use of Post Valuation Date Evidence in Appraisals" co-developer and co-presenter, International Association of Assessing Officers Annual Conference, Las Vegas, NV, September 2017

"How to Breeze Through the Appraisal Review Process" co-developer and co-presenter, International Right of Way Association International Education Conference, Anchorage, AK, June 2017

"Complex Litigation Case Studies" seminar developer and instructor, Appraisal Institute, various cities and states, 2013 and 2014

"Litigation Assignments for Residential Appraisers: Doing Expert Work on Atypical Cases" seminar co-developer and instructor, Appraisal Institute, various cities and states, 2013 and 2014

"Appraising Trees, Plants and Other Green Stuff" co-developer and co-presenter, CLE International Eminent Domain Conference, Tampa, FL, October 2011

"Property Tax Assessment Seminar" developer and moderator, Appraisal Institute Region X, Tampa, FL 2009 and Altamonte Springs, FL 2010

## OTHER VALUATION EXPERIENCE

Class I and III landfills, development entry features and signage, developments of regional impact, drainage canals, drainage easements, electrical substations, electrical transmission and distribution facilities, elevated passenger expressways, inverse condemnation, jurisdictional wetlands, mangroves and wetland vegetation, trees and landscaping, maps of reservation, muck and unstable soils, pipeline easements, prescriptive easements, probability of rezoning, severance damages, special governmental districts (i.e. hospital), spoil banks and spoil easements, spray effluent fields, wastewater treatment facilities, probability of change in zoning or future land use, airport noise and aviation/aviation easements, changes in grade and/or elevation, conservation easements, transportation corridors, and "Yellow Book" appraisals for federally-funded projects.

## EXPERT TESTIMONY AND LITIGATION SUPPORT

Shawn Wilson has been qualified as an expert witness and provided expert testimony in numerous venues including:

- Circuit Courts (Orange, Sarasota, Manatee, Polk, DeSoto, Pasco, Lee, Volusia, Seminole, Hillsborough, Charlotte, Clay, and Marion Counties)
- U.S. Bankruptcy Court (Tampa and Jacksonville)
- Value Adjustment Board
- Binding arbitration
- Public hearings

She has provided testimony and litigation support for settlement proceedings including:

- Court-ordered mediation sessions
- Settlement conferences

## ASSIGNMENT LOCATIONS INCLUDE

### Florida Counties:

Alachua	Brevard	Broward	Charlotte	Citrus
Clay	DeSoto	Duval	Glades	Hardee
Hendry	Hernando	Highlands	Hillsborough	Indian River
Lake	Lee	Levy	Manatee	Marion
Martin	Nassau	Okeechobee	Orange	Osceola
Palm Beach	Pasco	Pinellas	Polk	Sarasota
Seminole	St. Lucie	Taylor	Volusia	

**Additional Locations:** Tennessee, Georgia, and Guam

## EDUCATION

Associate of Arts, Valencia College	
Qualifying Appraisal Education for Certification	1987 – 1989
Advanced Appraisal Education for MAI	1989 – 1992

## RELEVANT WORK EXPERIENCE

Owner, Compass Real Estate Consulting, Inc.	1996 to Present
Self-Employed Fee Appraiser	1992 to Present
Affiliated with Sewell, Valentich, Tillis & Associates	1992 to 1994
Appraiser and Project Manager, Klusza & Associates	1987 to 1992