

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 Renew 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, 2012 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, 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	Sumter	Taylor	Volusia

Additional Locations: Tennessee, Georgia, Guam, and Virginia

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

