

## COMPANY DESCRIPTION

Appraisal Group, Inc. was formed in 1979 as a Virginia Corporation to serve the needs of a broad spectrum of clients concerned with the valuation and or evaluation of interests in real estate. As a locally owned and operated company, we have served residential and commercial appraisal needs for over 38 years. An unbiased analysis, in an orderly and professional manner, of the forces and factors which create, maintain, or otherwise impact value, is the principal thrust of the organization. Our evaluations are performed in a timely, courteous, and efficient manner.

The founder of Appraisal Group, Ivo Romenesko, MAI, CCIM, SRA, specializes in valuation assignments involving litigation and court testimony. William (Will) W. Sanford Jr., MAI joined Appraisal Group, Inc. in 2002 and is a principal in the company. Will directs the day-to-day commercial and residential operations of Appraisal Group and is directly involved with many of Appraisal Group's valuation litigation assignments.

Experience within the firm provides a broad base upon which an extensive variety of analyses have been performed. Assignments are undertaken which range from basic appraisal problems to detailed analyses of complex influences and values of property rights. Over the decades of service, the clientele has expanded to include major law firms, financial institutions, City, County, State and Federal Government agencies, as well as private investors, corporations, and non-profit organizations.

Appraisal Group, Inc. is one of the most recognized real estate appraisal firms in Central Virginia with offices strategically located in Charlottesville and Richmond. In order to stay abreast of the changing market, the firm subscribes to services including *PriceWaterhouseCoopers (PwC) Real Estate Investor Survey*, Marshall and Swift cost estimation service, and other data services. The firm maintains an extensive library, and appraisers attend numerous courses each year to update their appraisal education.

Appraisal Group, Inc. covers an expansive territory for residential assignments including: Charlottesville, Richmond, Albemarle, Henrico, Hanover, Colonial Heights, Chesterfield, Goochland, King William, New Kent, Louisa, Fluvanna, Nelson, Powhatan, Petersburg and Greene. Our commercial team offers statewide experience.

Residential services include form appraisals of single family homes, condos, townhouses, lots, multifamily housing up to four units and estates. Commercial services include, but are not limited to, office buildings, apartment complexes, warehouses, retail locations, service stations, banks, doctor's offices, hospitals, retirement/nursing homes, vacant land, subdivisions, historic rehab and adaptive reuse projects and industrial buildings.

### **Richmond Area**

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