

TYLER APPRAISAL ASSOCIATES
P.O. Box 8970 – Tyler, TX 75711
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ddaugherty@appraisal-associates.com

QUALIFICATIONS OF THE APPRAISER

M. Dwaine Daugherty, Jr.
State Certified - Residential Real Estate Appraiser
TX-1327091-R
FHA Approved Appraiser

EDUCATION:

High School: Quitman High School, Quitman, Texas
Graduated May 1989

College: Tyler Junior College, Tyler, Texas
University of Texas at Tyler - Graduated Dec., 1993
B.A. Degree in Psychology

Cont. Education: FHA and the Appraisal Process, Dallas, 8/99
FHA Appraiser Examination, Passed, 9/99
USPAP Update Course, April 2003
USPAP Update Course, January 2004
Appraising the Secondary Market, January 2006
USPAP Update Course, September 2007
National USPAP Update Course 2010-2011, June 2011
National USPAP Update Course 2014-2015, December 2013
National USPAP Update Course 2016-2017, January 2016
National USPAP Update Course, 2018-2019, December 2017
National USPAP Update Course, 2020-2021, January 2020
National USPAP Update Course, 2022-2013, December 2021

Appraisal Institute:

Online Condominiums, Co-ops and Puds, March 2008
Reviewing Residential Appl. And Using Fannie Mae Form 2000, Nov. 2008
National USPAP Equivalent Course, Nov. 2009
Residential Challenge: Declining Markets & Sales Concessions, Jan. 2011
Online Valuation of Green Residential Properties, Jan. 2011
General Appraiser Market Analysis Highest & Best Use, April 2011
General Appraiser Sales Comparison Approach, May 2011
General Appraiser Site Valuation and Cost Approach, June 2011
General Appraiser Income Approach, June 2011
General Report Writing and Case Studies, June 2011
Residential Appraisal Review, December 2013

Mortgage Fraud, Protect Yourself, December 2013

Appraisal Institute Continued:

Risky Business: Ways to Minimize Your Liability, December 2013

Mold, Pollution and the Appraiser, December 2013

The New FHA Handbook 4000.1, November 2015

Supervisor-Trainee Course for Texas, November 2015

Essential Elements of Disclosures and Disclaimers, December 2015

REO and Foreclosures, December 2015

The New FHA Handbook 4000.0, September 2016

Defensible Appraising, September 2016

Covering All the Bases in Residential Reporting, September 2016

Residential Report Writing: More than Forms, April 2018

Managing Appraiser Liability, August 2018

Divorce & Estate Appraisals, August 2018

Introduction to the Uniform Appraisal Dataset, October 2018

Residential Property Inspection for Appraisers, October 2018

Texas Supervisor Trainer Course, April 2020

That's A Violation, December 2021

Avoiding Mortgage Fraud for Appraisers, December 2021

New Construction Essentials, Luxury Homes, December 2021

EXPERIENCE:

May 15, 1994 - Present

Real Estate Appraiser for Appraisal Associates; residential, land and other properties upon assignment

ASSOCIATION MEMBERSHIPS:

Texas Appraiser Licensing & Certification Board

Greater Tyler Association of Realtors

Texas Association of Realtors

National Association of Realtors