

## QUALIFICATIONS OF LELAND A. BAGGETT

Address: 18426 Brewton St, P.O. Box 452; Robertsedale, AL 36567

Phone: 251 947-2700 Fairhope: 251 928-7778

E-Mail: [lelandbaggett@gulftel.com](mailto:lelandbaggett@gulftel.com)

### Age and Background

Born in Mobile, Alabama in 1946. Lifelong resident of Baldwin County, Alabama. Graduated from the University of Alabama in 1974 with a BA degree.

### Real Estate Education and Experience

#### \*SRA designation, Appraisal Institute

#### \*State Certified General Real Estate Appraiser, State of Alabama, Certificate Number: G00229

This classification with the Alabama Real Estate Appraiser's Board "consist of those persons certified by the Board as qualified to perform appraisals on all types of real estate, regardless of complexity or transaction value. This classification allows the appraiser to give a "certified appraisal" on a federally-related transaction in accordance with FIRREA requirements".

Alabama Real Estate Broker's License, 1976

Alabama Home Builder's License, File No. 3613

Completed the following courses:

"Real Estate Brokerage" course, University of South Alabama, 1975

National Realtor Indoctorial Seminar, 1976

Century 21 "Real Estate Courses", 1976

Century 21 "Management Seminar", 1977

Century 21 "Finance Course", 1978

Phase I, GRI Course, 1978

"Real Estate Appraisal Principles", Springhill College, Instructor was Ed Travis, MAI

Course 101 "An Introduction to Appraising Real Property" sponsored by the Appraisal Institute,

Appalachian State University, Boone, North Carolina, 1986

Course 102 "Applied Residential Property Valuation" sponsored by the Appraisal Institute,

Appalachian State University, Boone, North Carolina, 1986

Standards of Professional Practice Course, Part A & B, sponsored by the Appraisal Institute,

Gainesville, Florida, March, 1991

Standards of Professional Practice Course, Part A & B, sponsored by the Appraisal Institute,

Tallahassee, Florida, August, 1993

Uniform Standards of Professional Appraisal Practice and Modern Appraisal Practice, Real

Estate Education Specialists, Mobile, Alabama, August, 1995

Analyzing Operating Expenses, Appraisal Institute, Orange Beach, Alabama, June, 1996

Alabama Law and USPAP Updates, Appraisal Institute, Mobile, Alabama, February, 1997

Marshall and Swift Cost Seminar, Appraisal Institute, Birmingham, AL, September, 1997

Eminent Domain and Condemnation Appraising General/Residential Seminar, Appraisal

Institute, Pearl, Mississippi, April, 1999

Uniform Standard of Professional Appraisal Practice – Part C, Course 430, Appraisal Institute,

Orange Beach, AL, June, 1999

Internet Search Strategies for Real Estate Appraising, Appraisal Institute, Biloxi, MS, July, 1999

Course 310 Income Capitalization, Appraisal Institute, Houston, TX, February, 2000

Alabama Law\USPAP Update, Appraisal Institute, Mobile, AL, June, 2001

National USPAP Update; Appraiser Liability; Information Technology & The Appraiser;

Construction Details and Trends; McKissock Inc., Virtual Classroom, September, 2003

Appraising the Oddball; National USPAP Update; Appraising for the Secondary Market;

Disclosures & Disclaimers; McKissock Inc., Virtual Classroom, September 2005  
 Eminent Domain in Alabama; Lorman Education Services; Mobile, AL, July 2006  
 Tax Free Exchanges; Alabama Risk Management; Career Web School, September 2006  
 Appraisal Trends; Appraising Historic Properties; The Dirty Dozen; 2006 National USPAP Update Course; McKissock, September 2007  
 Business Practices and Ethics; Appraisal Institute On-Line, September 2007  
 Qualifying Buyer & Property; The Big Picture; Bad Loans – Predatory & Fraud; Water Resources; Alabama Risk Management; Americas Best. October 2008  
 2008-2009 National USPAP Update Equivalent; The Art of the Addenda; Fannie Mae Form 1004MC, HVCC, & More; Appraising FHA Today; McKissock, August 2009  
 From Contract to Closing; Environmental Concerns; Fair Housing; Real Estate Financing; Risk Management; Realty Institute, September 2010  
 2010-2011 Equivalent 7 Hr National USPAP Update Course; Mortgage Fraud: A Dangerous Business; FHA and VA Appraisal Basics; Trainee/Mentor Board Meeting Orientation; Georgia MLS, September 2011  
 Basics of Green Building for Real Estate; Alabama Risk Management: That Delicate Balance; Liens, Taxes and Foreclosures; What Real Estate Professionals Need to Know about FHA; McKissock, September, 2012  
 Online Appraisal Curriculum Overview-Residential; Online Business Practices and Ethics; Online Business Practices and Ethics; Appraisal Institute, November, 2012.  
 Introduction to Legal Descriptions; Relocation Appraisal and the New ERC Form; 2012-13 Equivalent 7 Hr National USPAP Update Course; McKissock, September 2013  
 How to Work with Real Estate Investors-Part 1; National Marketing, Negotiations and Closing the Sale; McKissock, August 2014  
 2014-2015 7 hr Equivalent USPAP Update Course; Defensible Appraising; FHA and VA Today; Methodology and Application of Sales Comparison; Georgia MLS Training Institute, July 2015.  
 Risk Management for Brokers, Risk Management: Avoiding Violations, Contracts and Leasing, The Right Thing-The Code, The Power of Social Media Marketing, August 2016  
 NAR Code of Ethics, December 2016  
 FHA Site Inspection for Appraisers, How to Support and Prove Your Adjustments, 2016-2017 7 Hour Equivalent USPAP Update Course, The Cost Approach, Appraisal Institute Online Business Practices and Ethics, September 2017  
 Risk Management: Avoiding; Real Estate Investing; Beyond the Basics; Risk Management for Alabama Brokers; Top Issues Facing Brokerages Today, September 2018

Additional study in the following:

The Appraisal of Real Estate, published by the American Institute of Real Estate Appraisers  
Capitalization Theory and Techniques, Study Guide, by Charles B. Akerson, MAI, published by Appraisal Institute

### **Experience**

- Owner of Leland Baggett Real Estate Appraiser since 1989 with 100% of business being appraisal work
- Have made appraisals for various purposes on all types of real estate since 1976

### **Professional Affiliations and Activities**

Baldwin County Board of Realtors  
 Alabama Association of Realtors  
 National Association of Realtors  
 Appraisal Institute (SRA member, 1984 to present)

**Appraisal Clients**

I have appraised for various attorneys, individuals, corporations, mortgage brokers and financial institutions. The following is a summary list of clients:

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| U.S. Treasury and Marshall Offices     | Baldwin County Board of Education         |
| AmSouth Bank                           | Baldwin County Commission                 |
| Gulf Shores Title Co.                  | Resolution Trust Corporation              |
| Colonial Bank                          | Regions Mortgage                          |
| Meyer Properties, Wade Ward Properties | Regions Bank                              |
| Compass Bank                           | United Bank                               |
| AmSouth Bank of Florida                | Bank of Pensacola                         |
| Citizen's Bank                         | Union Planter's Bank                      |
| Auburn National Bank                   | Norwest Mortgage                          |
| SouthTrust Bank                        | Gulf Telephone                            |
| SouthTrust Mortgage                    | Johnson, Slaughter, Wells & Associates PA |
| Delchamps Credit Union                 | ACIPCO Credit Union                       |
| Gulf Bank                              | First Gulf Bank                           |
| Monsanto Credit Union                  | ALFA Insurance Co.                        |
| Liberty Bank                           | City of Robertsdale                       |
| Guaranty Title Co.                     | City of Foley                             |
| Lone Star Insurance Co.                | Baldwin County Highway Department         |
| Wachovia Bank                          | Pen Air Federal Credit Union              |
| Small Business Administration          | Harvestor's Credit Union                  |
| Bank of Pensacola                      | Coastal Bank and Trust                    |
| RBC Bank                               |   |

Have been an expert witness in Federal and Probate Courts for estates, bankruptcies, land disputes, foreclosures, divorces, etc.