



E-mail: vanwerff@tcaexpress.net

215 Main Street
P.O. Box 529
Sanborn, Iowa 51248

Website: www.vw72.com

Phone: 712-729-3264

Fax: 712-729-5676

Qualifications of Appraiser

JOHN WEDEBRAND

CERTIFIED GENERAL REAL PROPERTY APPRAISER CERTIFICATE # CG02177

EDUCATION (Not Appraisal Related)

Estherville High School – 1976

Mankato State University – 1984 with a B.S. in Finance & Economics

EDUCATION (Appraisal Related)

Iowa Lakes Community College, Estherville, IA – 1978

Introduction to Statistics

Mankato State, Mankato, Minnesota – 1983-1984

Principles of Macro Economics

Principles of Micro Economics

Business Finance

Money and Banking

Credit Management

Principles of Accounting I, II, & III

Business Finance

Risk Management

Business Law

Financial Applications

Pro Ed, Sioux Falls, SD – 1998

Fundamentals of Appraisal I & II

Sales Comparison Approach Single Family

Cost Approach for Single Family and Income Approach for Small Income Properties

Uniform Standards of Professional Appraisal Practice

Small Residential 2-4 Family Income Property

Principles of Appraisal Review

2001 Principals of Appraisal Review, Lincoln Graduate School

2001 USPAP Update Class

2003 USPAP Update Class - Culver Education Group

The Appraisal Process - The Property Inspection - 2003, Culver Education Group

Factory-Built Housing - 2003, McKissock

Income Capitalization - 2003, McKissock

Intro To The Income Approach - 2004, Bramlett, Instructor Diana Jacobs

2005 USPAP Update Class-Bramlett, Instructor Diana Jacobs

2005 Construction Details and Trends, McKissock

2006 Yellow Book – Uniform Appraisal Standards for Federal Land Acquisitions

2007 USPAP Update – AFSMRA, Instructor Karen Oberman



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2007 Soil Management and Land Valuation Conference, Iowa State University
2008 USPAP Update – The Columbia Institute, Instructor Diana Jacob
2008 Writing the Residential Appraisal Report, Brumlett, Instructor Diana Jacob
2009 Fannie Mae Today, The Columbia Institute, Instructor Diana Jacob
2010 Appraising Distressed Commercial Real Estate- Appraisal Institute
2010 Appraisal Report Writing - Franklin Educational Institute, Instructor -Rich De Heer
2010 Foreclosures and Short Sales –Franklin Educational Institute, Instructor-Rich De Heer
2011 USPAP Update-Midwest Appraisers Association-Lynne Heiders
2011 Iowa Commercial Real Estate Expo
2012 USPAP Update-The Columbia Institute
2012 The Nuts and Bolts of Green Building-McKissock
2013 REO and Foreclosures-McKissock
2013 Interagency Rules of Banks and Credit Unions-The Columbia Institute
2013 Write it Right-The Columbia Institute
2014 USPAP Update 2014-2015-The Columbia Institute
2015 Appraisal of Self-storage Facilities-McKissock
2015 Mortgage Fraud-Protect Yourself-McKissock
2015 Supervisor-Trainee Course for Iowa-McKissock
2015 The Dirty Dozen-McKissock
2016 USPAP Update 2016-2017-The Appraisal Foundation
2017 Comprehensive Square Foot Calculations-The Columbia Institute
2017 Appraisal of Owner-Occupied Commercial Properties-McKissock
2017 Appraisal of Single Tenant Distribution Centers- McKissock
2018 USPAP Update 2018-2019-The Appraisal Foundation
2019 Appraising Small Apartment Properties-McKissock
2019 Divorce and Estate Appraisals-McKissock
2019 That's a Violation-McKissock
2019 Land and Site Valuation-McKissock
2020 Appraiser Disaster Readiness Training #162-The Columbia Institute January 9
2020 USPAP Update 2020-2021-The Columbia Institute, January 10, 2020.
2021 Managing Appraiser Liability-McKissock
2021 Residential Construction and the Appraiser-McKissock

PRACTICAL EXPERIENCE

1984 - 1998 - Vice President and Chief Operations Officer with Greig & Company, Inc.
Estherville, IA
1998 - 2002 – Certified Residential Real Property Appraiser with
Vander Werff & Associates Inc., 215 Main Street, Sanborn, IA
2002 – Present – Certified General Real Property Appraiser with
Vander Werff and Associates, Inc., 215 Main Street, Sanborn, IA
Has completed over 500 residential appraisals 1998-present
Has completed over 1400 farm and commercial appraisals 1998-present



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PRACTICAL HOURS OF APPRAISAL EXPERIENCE

Residential – Over 4,000 Hours

Farm & Commercial – Over 14,000 Hours

BOARDS AND COMMUNITY SERVICE (Past and Present)

Estherville Rotary Club – Past President 1993-94

Estherville Golf and Country Club – past board member and Club president 1988

Estherville Industrial Development Corporation – past board member

Iowa Lakes Community College Alumni Association – past board member

Emmet Realty Corporation – past board member

North-Star Bank, Estherville, IA – past board member

Many Voices Choir, Estherville, IA – current member

Member of National Association of Master Appraisers

REPRESENTATIVE SAMPLING OF APPRAISALS COMPLETED FOR INDIVIDUALS, CORPORATION, LENDERS AND ATTORNEYS:

AgriVentures Credit – numerous commercial hog appraisals

Bank Midwest, Okoboji, Iowa - commercial appraisals

Bank Plus, Estherville, Iowa - commercial and agricultural appraisals

Bjornstad, Christopher, Attorney, Spencer, Iowa - commercial and agricultural appraisals

Central Bank, North Sioux City; Sioux City; and Storm Lake, Iowa - numerous commercial appraisals

Cherokee County – road right-of-way appraisals

Citizens State Bank, Sheldon, Iowa – number residential and commercial appraisals

Citizens State Bank, Pocahontas, Iowa – numerous residential and agricultural appraisals

City of Hull, IA – several commercial appraisals

Commercial Trust & Savings, Storm Lake, Iowa – numerous residential and commercial appraisals

Community Bank, Orange City, Alton, Hospers-numerous commercial appraisals

Emmet County State Bank, Estherville, Iowa - commercial and agriculture appraisals

Farmers Trust & Savings, Spencer, Iowa – numerous agricultural appraisals

Fillenworth Law Office, Estherville, Iowa - agricultural appraisals

First Bank and Trust, Sioux City, Iowa - commercial appraisals

First National Bank, Primghar, Iowa – numerous agricultural appraisals

First National Bank of Sioux City, Iowa - commercial appraisals

First Trust and Savings Bank, Marcus, Iowa – numbers residential, agricultural and commercial appraisals

Forsyth Law Office, Estherville, Iowa – numerous agricultural appraisals

Howe, Brad, Attorney, Spencer, Iowa - agricultural appraisals

Iowa-Nebraska State Bank, Sioux City, Iowa - numerous commercial appraisals

Iowa Dept. of Natural Resources - agricultural appraisals

Iowa Dept. of Transportation – excess land appraisals

Iowa State Bank, Sheldon, Orange City, and Hull – numerous residential and commercial appraisals

Iowa Wetland Restoration Team, Indianola, Iowa – numerous proposed wetland appraisals



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Morningside Bank and Trust, Sioux City, Iowa - commercial appraisals
NorthStar Bank, Estherville, Iowa – numerous residential & commercial appraisals
Northwest Federal Savings Bank, Spencer and Milford, Iowa - numerous commercial and agricultural appraisals
People's Bank & Trust, Rock Valley and Sioux Center, Iowa – numerous residential, agricultural, & commercial appraisals
Plymouth County – road right-of-way appraisals
Premier Bank, Rock Valley, Iowa – numerous residential appraisals
Roger Bindner, Attorney, Klay, Veldhuizen, Bindner, DeJong, & Pals Law Firm, Orange City, Iowa – numerous agricultural & commercial appraisals
Sanborn Savings Bank, Sanborn, Iowa – numerous residential appraisals
Sanderson & Ridout Law Office, Estherville, Iowa - agricultural appraisals
Security State Bank, Hartley, Milford, Lake Park – numbers agricultural and commercial appraisals
Smith, Gregg, Shea & Klinker, Primghar, Iowa - commercial and agricultural appraisals
State Bank, Sioux City, Iowa – numerous commercial appraisals
Tom Whorley, Attorney, Whorley Heideman Law Office, Sheldon, Iowa - commercial and agricultural appraisals
United Community Bank, Milford, Ocheyedon, Hartley, – numerous residential commercial, & agricultural appraisals
USDA Rural Development - commercial appraisals
Vantus Bank, Sioux City, Iowa - commercial appraisals
Wolff, Whorley, DeHoogh & Schreurs, Sheldon, Iowa - commercial and agricultural appraisals

Updated September 2021