

KELLY ASHMAN

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Professional Summary

California Certified Residential Real Estate Appraiser #AR011213

Appraisal Experience

1990-Present Hemet Appraisers – Allison Burke
P.O. Box 636 San Jacinto, CA 92581
(951) 927-1784 / Fax 927-1794

Fee Appraiser

Performing Residential Appraisals for:
Residential Income Properties
FHA/HUD
Veterans Administration (VA)
Conventional Lenders
Foreclosures
Probate & Estate Appraisals
Value for Dissolution of Marriage
Expert Witness
Insurance Settlements
Proposed Construction
Review Appraisals
Relocation Companies

Other Employment Experience

2011-Present Riverside County Clerk of the Board of Supervisors
4080 Lemon St, 1st Floor
Riverside, CA 92501
(951) 955-1069 / Email: cob@rcbos.org

Riverside County Assessment Appeals Board #2 Member

As an appeals board member my role is to hear and assist in determining the full value of property or to determine other matters of property tax assessment over which the appeals board has jurisdiction; Pursuant to the authority of Revenue and Taxation Code, and the State Board of Equalization.

1994-1999 Hemet Unified School District
2350 W Latham Ave, Hemet, CA 92545
(951) 765-5100

Campus Supervisor

Supervise students during school hours
Supervise-in school suspension class

1984-1989 Alpha Beta Co.- Store #195
777 So Harbor Blvd. La Habra, CA 90631
Manager: Jack Reid (951) 929-7230

Employment Experience, cont.

Head Bookkeeper

Assisted management with employee performance violations & evaluations
Supervised training of new employees
Responsible for quarterly audits & inventories of ledgers and sales receipts
Balanced daily net & gross sales
Supervised balancing all monies including safe
Reorganized accounts payable/receivable logs to improve store efficiency

Education from the most recent

- January 2017 OS: Laws and Regulation 4 hours 17CP167303082
- January 2017 Documenting the Appraisers Work file 3 hours 16CP167303067
- July 2016 Laws & Regulations for California Appraisers 4 hours 16CP167303065
- January 2016 National USPAP Update 15CP191803010, 7 hours
- August 2015 The New FHA Handbook 4000.1, OREA #15CP167303041, 7 hours
- July 2015 The FHA SF Housing Policy Handbook In-Depth, Live & In-Person Dialogue, 3 hours
- February 2015 Defensible Appraisal Practices, OREA #14CP191803008, 7 hours
- October 2014 Mobile Appraiser Workflow, OREA #1410201004, 7 hours
- October 2014 Accurate Sketching Made Easy, OREA #1410201003, 3 hours
- October 2014 Controlling Your Data With TOTAL, OREA #1410201002, 3 hours
- October 2014 Developing Compliant Reports Using TOTAL, OREA #1410201001, 7 hours
- April 2014 Updated Residential Report Writing, OREA #12CP1918036002, 7 hours
- Feb 2014 USPAP Update, OREA #13CP191803007, 7 HOURS
- July 2012 USPAP Update, OREA #123467C135, 7 hours
- April 2011 Understanding the Uniform Appraisal DataSet, OREA #11167C135, 3 hours
Assessment Appeal Appraisal, OREA #10535C015, 4 hours
- March 2011 Appraising in a Post-HVCC World OREA #10167C119, 4 hours
- Feb 2011 What Lenders Want in Appraisals OREA #105435C017, 3 hours
Getting More From "a la mode" OREA #10535C016, 4 hours
- Aug 2010 OREA Update and Appraisal Deficiencies OREA #09250C108, 2 hours
Victor Valley Appraisers' Assoc Chapter of REAA, OREA #09986C132, 2 hours
Loss Prevention Update
- June 2010 USPAP Update 2010-2011 OREA #09535C008, 7 hours
- March 2010 Appraisers: Take Back Your Industry OREA #10535C009, 3 hours

Education from the most recent, cont.

- October 2009** **OREA Update and Appraisal Deficiencies** OREA #09250C108, 2 hours
Qualitative & Quantitative Adjustment Techniques OREA #09832C010, 2 hours
- March 2009** **F.H.A. Update** OREA #99535C109, 4 hours
F.H.A. 203K Appraisals OREA #95535C05, 4 hours
Appraiser Independence Regs. (HVCC) OREA #08535C130, 3 hours
FNMA 1004 MC OREA #08535C132, 3 hours
- Feb 2009** **Basic Excel Spreadsheets for Appraisers** OREA #08832C002, 2 hours
- Nov 2008** Dept. of Veterans Affairs – Washington D.C.,
Annual Fee Appraiser Panel Member Broadcast, 2 hours
- Aug 2008** **California Laws & Regs.** OREA #03167C136, 4 hours
- June 2008** **USPAP Update 2008-09** OREA #03535C112, 7 hours
- Oct 2007** **Fraud & Enforcement Issues** OREA #07535C124, 2 hours
Appraisal Industry-Where are we Heading OREA #07535C125, 3 hours
Marketing the Appraiser OREA #07535C126, 3 hours
- July 2007** **2006 National U.S.P.A.P.** OREA #02346012, 15 hours
- April 2007** **Handling a Negative Review** OREA #07535C121, 3 hours
- July 2006** **National U.S.P.A.P. Update** OREA #03535C112, 7 hours
- May 2006** **Computer Application of Real Property Data** OREA #96428C114, 4 hours
F.H.A. Update OREA #99535C109, 4 hours
- Nov 2005** **Appraising Manufactured Homes** OREA #01428C129, 8 hours
- May 2005** **Adjustment Techniques** OREA #04535C115, 4 hours
2004 Fannie Mae URAR OREA #04535C116, 4 hours
- March 2005** **Disclosures & Disclaimers** OREA #05167C151, 7 hours
- Aug 2004** **CA State Laws & Regulations** OREA #03167C136, 4 hours
- July 2004** **Appraisal Review** OREA #97428C118, 4 hours
Plans & Specifications OREA #01428C127, 4 hours
Fair Housing OREA #98428C120, 4 hours
National U.S.P.A.P. Update OREA #03167C135, 7 hours
- July 2004** **Appraising Manufactured homes** OREA #01428C129, 8 hours
- June 2004** **Professional Witness** OREA #99535C109, 4 hours
FHA Update OREA #99535C109, 4 hours
Loss Prevention OREA #97428C119, 4 hours
- May 2004** **Scope of Work – where are we now?** OREA #04754C804, 4 hours
Re-appraising, Re-addressing, Re-assigning OREA #0474C803, 4 hours
- May 2003** **Financial Planning for Real Estate Appraisers:
Overview and Practical Application** OREA #01350C101, 7 hours

Education from the most recent, cont.

- April 2003** Dept. of Veterans Affairs – San Diego, Ca.
Annual Appraisal Conference
- July 2002** **Appraising Manufactured Homes** OREA #01428C129, 8 hours
- June 2002** **Loss Prevention** OREA #97428C119, 4 hours
- Aug 2000** **U.S.P.A.P.** OREA #95535C104, 7 hours
- July 2000** **Internet for Appraisers** OREA #99535C111, 4 hours
Computer Application of Real Property Data OREA #96428C114, 4 hours
Custom Home Appraisals OREA #00428C126, 4 hours
Home Inspection OREA #95535C106, 4 hours
F.H.A. 203K Appraisals OREA #95535C105, 4 hours
The Winning Office Workshop OREA #96428C116, 4 hours
- April 2000** **Appraisal of Manufactured Homes** OREA #94956C104, 7.5 hours
- Nov. 1999** **FHA Appraisal Guidelines & Exam Preparation** OREA #99167C107, 14 hours
- April 1999** **Federal And State Laws And Regulations** OREA #94346C101, 4 hours
- Sept. 1998** **Introduction to Review Appraisal** OREA Approval #98167C102, 7 hours
- June 1996** **Electronic Data Interchange** OREA #96801C105, 8 hours
1996 U.S.P.A.P. OREA #96801C103, 8 hours
- October 1994** **Practical Overview of Evaluations & Other Limited Scope Assignments**
OREA #94937C103, 7.5 hours
- May 1994** **Performing Phase 1 Environmental Inspections** OREA #92927C001, 7.5 hrs
- Oct 1993** **Revised URAR Seminar** OREA Approval #93554C101, 7 hours
- Sept. 1991** University of California - Riverside, CA
Appraisal Institute Course 101, Introduction to Appraising Real Property
60 classroom hours

Mt. San Jacinto College - San Jacinto, CA

- Spring 2010** **Real Estate Practice**
Fall 1995 **College Mathematics**
Spring 1991 **Introduction to Computers & Word Processing**
Fall 1990 **Architectural Drawing & Design**
Spring 1990 **Principles of Real Estate Appraisal**
Fall 1989 **Real Estate Principles**
Fall 1987 **Accounting Principles**
Fall 1983 **Typing 101**
Fall 1980 **Photography**

Professional Data Sources & Affiliations

Office of Real Estate Appraisers (OREA)

The Foundation of Real Estate Appraisers

Multiple Listing & Data Services/Sources:

So Cal MLS/MATRIX
Riverside County GIS

NDC Data (Riverside County)
Riv Cnty Treasurer/Tax Collector

Marshall & Swift Cost Data Handbook
DataMaster