

APPRAISER'S QUALIFICATIONS – DOUGLAS K. JOHNSON

NAME: DOUGLAS K. JOHNSON, SR/WA

BUSINESS NAME: DKJ Appraisal LLC
1313 Driving Park Road
Stillwater, MN 55082
DKJAppraisal@comcast.net
651-442-1571

EDUCATION: Bachelor of Science Degree - 1978
College of Forestry, University of Minnesota
St. Paul, Minnesota

PROFESSIONAL LICENSING: MN Certified General Real Property Appraiser - ID # 4001052

PROFESSIONAL INVOLVEMENT: SRWA Designation of the International Right of Way Association
Past President & Board Member of IRWA Chapter 20
Presenter at MnDOT Right of Way Conferences

APPRAISAL EXPERIENCE: Preparation of Appraisals - since 1979 for partial acquisitions, complete acquisitions, land exchanges, condemnation, disposal, and rental analysis.
Types of Property Appraised - residential, industrial, commercial, farmland, development land.
Condemnation Testimony – testified for 50+ condemnation hearings in Anoka, Carver, Clay, Dakota, Douglas, Hennepin, McLeod, Stearns, Waseca, Washington, Watonwan and Wright Counties.
Review Appraisals –for right of way projects to ensure that the appraisals are reasonable, adequately supported, follow standard appraisal principles and practices, and conform to USPAP, the Uniform Act, and state regulations.
Specializing in multi-parcel right of way projects.

APPRAISAL CLIENTS: Minnesota Cities - Cottage Grove, Edina, Elko-New Market, Farmington, Fridley, Maplewood, Minnetonka, Monticello, Newport, Plymouth, Richfield, Rogers, Rosemount, Roseville, Savage, Shakopee, St. Cloud, St. Louis Park, St. Peter, West St. Paul, Winona, Woodbury, Worthington.
While at both Evergreen Land Services and DKJ Appraisal LLC
Minnesota Counties – Anoka, Carver, Chisago, Dakota, Hennepin, Nicollet, Ramsey, Sherburne, Steele, Waseca, Washington.
Utilities – Dakota Electric, Great River Energy, Northern Natural Gas Company, Xcel Energy
Others –Mn/DOT, Metro Transit, Minnesota Parks & Trails, Central Lakes College, Valley Branch Watershed District, Prior Lake – Spring Lake Watershed District, SW MN State University.

PROFESSIONAL WORK HISTORY:

- 2013 To Present DKJ Appraisal LLC, Stillwater, MN (owner)
Specializing in appraisals of right of way projects for government/utility clients.
- 2002 to 2013 Evergreen Land Services, Eagan, MN
Vice President & Appraisal Manager
Completed appraisals for mostly right of way projects for government/utility clients.
- 1987 to 2002 Washington County Public Works Dept.
Stillwater, Minnesota
Acquisition Specialist
Principle duties were managing acquisition program for highways and parks; preparation of appraisals and review appraisals, and negotiations for land purchases.
- 1985 to 1987 Bureau of Reclamation, US Dept. of Interior
Bismarck, North Dakota
Staff Appraiser
Principle duty was the appraisal of partial acquisitions for federal water projects in North Dakota, Montana, and Wyoming.
- 1979 to 1985 Bureau of Land Management, USDI
Billings, Montana
Staff Appraiser
Principle duty was the appraisal of properties for land exchanges, acquisitions, sales, and easements in Montana and South Dakota.

APPRAISAL EDUCATION:

- (partial list of over 100 courses)
- American Institute of Real Estate Appraisers
Appraisal Principles
Capitalization Theory/Techniques – 1, 2, and 3
- American Society of Farm Managers & Rural Appraisers
Residential Property Valuation
Advanced Rural Appraisal
Advanced Ranch Appraisal
- International Right of Way Association
Appraisal of Partial Acquisitions
Intro to Income Approach to Valuation
Easement Valuation (**instructor**)
Principles of Appraisal (**instructor**)
Skills of Expert Testimony
- Society of Real Estate Appraisers
Transitional Use/Scenic Easements
- MN/DOT Professionals Conferences
Presented at 8 conferences