

BIOGRAPHY & QUALIFICATIONS

Claire M. Aufrance, MAI, SRA

Designations:

MAI (2010), Appraisal Institute; SRA (2018), Appraisal Institute

Employment:

February 2011 to Present: Principal of Aufrance Valuations, LLC, Greensboro, NC

Aufrance Valuations, LLC is a full-service appraisal and real estate consulting firm. Our varied client base includes property owners, banks, attorneys, investors, and others.

May 2009 to February 2011: John McCracken & Associates, Greensboro, NC

In this position, Claire Aufrance, MAI worked as an eminent domain specialist, focusing entirely on appraisals for eminent domain proceedings. A wide variety of property types, including residential and commercial properties, were valued for several different road widening projects, bridge projects, etc.

November 2004 to April 2009: McNairy & Associates, Greensboro, NC

Completed appraisals and consulting assignments for properties in NC and VA.

August 2002 to November 2004: Williams Appraisers, Raleigh, NC & Analytical Consultants, Chapel Hill, NC

Completed appraisals and consulting assignments across NC.

Professional Affiliations:

Member of the Appraisal Institute (AI)
Member of the International Right of Way Association (IRWA)
Member of Greensboro Regional Realtors Association (GRRA)
NC Realtors Association

Education/Experience:

- B.A., The University of North Carolina at Chapel Hill, 2002
- Passed General Comprehensive Examination, Appraisal Institute, 2010
- Leadership Development and Advisory Council, Appraisal Institute, 2008, 2009, 2010; Discussion Leader 2011
- 510: Advanced Income Capitalization, Appraisal Institute, 2006
- 520: General Market Analysis and Highest and Best Use, Appraisal Institute, 2008
- 530: Advanced Sales Comparison and Cost Approach, Appraisal Institute, 2008

- 540: Report Writing and Valuation Analysis, Appraisal Institute, 2006
- 550: Advanced Applications, Appraisal Institute, 2009
- Larger Parcel Theory, NC Department of Transportation, 2024
- Water-Wise Appraisals: Valuing Water in Real Estate Appraisals, 2023
- Avoiding Bias: Building a Bias Defense, Appraisal Institute, 2023
- Expand Your Practice: Arbitration Do's and Don'ts, Appraisal Institute, 2023
- CI101: Financial Analysis for Commercial Investment Real Estate, CCIM, 2022
- Presenter at 2020 NAR Annual Conference: Real Property Valuation Forum
- Evaluating Commercial Leases, Appraisal Institute, 2021
- Complex Litigation Appraisal Case Studies, Appraisal Institute, 2021
- Cost Approach in the Carolinas, Appraisal Institute, 2020
- Appraising Convenience Stores, Appraisal Institute, 2019
- Condemnation Appraising, Appraisal Institute, 2018
- Right of Way Acquisition for Pipeline Projects, IRWA, 2016
- Litigation Skills for the Appraiser, Appraisal Institute, 2015
- Analyzing Operating Expenses, Appraisal Institute, 2015
- 2015 VDOT Appraisal Workshop
- Introduction to VDOT Appraisal Work Seminar, 2011
- Uniform Appraisal Standards for Federal Land Acquisitions: Practical Applications for Fee Appraisers, Appraisal Institute
- Online Eminent Domain and Condemnation Seminar, Appraisal Institute, 2009
- Passed Final Level Experience Review, Appraisal Institute, 2008
- Subdivision Valuation Seminar, Appraisal Institute, 2008
- Business Practices and Ethics, Appraisal Institute
- General Demonstration Report Writing Seminar, Appraisal Institute, 2008
- Broker Transition Course, Dan Mohr Real Estate School, 2008
- Analytics with the Site to do Business Seminar, Appraisal Institute, 2007
- NC Appraisal Board Trainee Supervisor Class
- G-1, G-2, G-3 Dan Mohr Real Estate School, 2004-2005
- Real Estate Sales Class, Dan Mohr Real Estate School, 2004
- 410: National USPAP Course, Appraisal Institute
- Appraising in North Carolina, Appraisal Institute
- Cool Tools: New Technology for Real Estate Appraisers, Appraisal Institute, 2004
- R-1, R-2, R-3 Williams Appraisers, 2002
- Various other courses and seminars
- Accepted as an Expert Witness in Guilford County Superior Court

Professional Licenses/Certifications:

NC State-Certified General Real Estate Appraiser, #A5835
 State-Licensed N.C. Real Estate Broker, B 229791

Honors and Awards

President's Award, Appraisal Institute Presented in Las Vegas, Nevada, 2022

Women's Initiative Spotlight Award, Appraisal Institute, Presented in Las Vegas, Nevada, 2022

Appraisal Institute Volunteer of Distinction, 2022

Invited Talks / Presentations

Panelist: Ask an Appraiser, NC Association of Realtors, 2023

Panelist: Expert Witness Preparation and Testimony, American Bar Association, 2022

Appraisal Institute's Face Value Podcast: Removing the Barriers: A Conversation about DE&I, 2022

Panelist: Ask an Appraiser, National Association of Realtors Annual Conference, 2021

Panelist: Real Property Valuation Forum, 2020 Realtors Conference & Expo

Professional & Community Positions Held:

2024 Vice Chair, NC Appraisal Board

2019-2022, National Board of Directors, Appraisal Institute

2019-2025 Governor-Appointed Member of North Carolina Appraisal Board
(Reappointed in 2022)

2024 Vice Chair, NC Realtors Appraisal Committee

2024 Professional Standards and Guidance Committee, Appraisal Institute

2022-2025 Appraisal Journal Editorial Board

2018-2023 Appointed Trustee, Appraisal Institute Education and Relief Foundation

2022-2023 Chair of the Relief Committee of the AIERF

2023 Director, NC Realtors Appraisal Section

2023-2024 Past Chair, Region V, Appraisal Institute

2021-2022 Chair of Region V of the Appraisal Institute

2019-2020 Vice Chair of Region V of the Appraisal Institute

2020-2021 Strategic Planning Committee, Appraisal Institute

2017-2020 Director, AI Holdings Board, Appraisal Institute

2019 President of AI Holdings Board, Appraisal Institute

2018-2019 Finance Committee Member, Appraisal Institute

2017-2019 International Relations Committee Member, Appraisal Institute

2018 Third Director of Region V of the Appraisal Institute

2018 Co-Chair of Programs Committee, Piedmont Triad Commercial Real Estate Women

2018 Appointed Trustee, AI Education Trust (AIET)

2018 Vice President of the Appraisal Institute Relief Foundation

2016-2018 Director, AIRF (Appraisal Institute Relief Foundation)
2016 President, NC Appraisal Institute
2015 President Elect, NC Appraisal Institute
2014 Vice President, NC Appraisal Institute
2014 Education Chair, NC Appraisal Institute
2013 Secretary, NC Appraisal Institute
2013, 2014, 2015 & 2016, Member of the School Board of Our Lady of Grace School
2012, 2013, 2014 & 2015 Diversity Committee, Member-at-Large, Appraisal Institute
2013 Member of the Government Relations Committee, NC Appraisal Institute
2010, 2011 & 2012 Co-Chair Government Relations Committee, NC Appraisal Institute
2012 Region V Alternate Representative, NC Appraisal Institute
2007 & 2011 Region V Alternate Representative, NC Appraisal Institute
2010 Community Service Committee Member, NC Appraisal Institute
2009 Associate Liaison Chair, NC Appraisal Institute
2006 Chair of the Associates Committee of the NC Appraisal Institute
2005 Vice Chair of the Associates Committee of the NC Appraisal Institute
2004 Finance Chair of the Associates Committee of the NC Appraisal Institute
2003 Program Chair of the Associates Committee of the NC Appraisal Institute