

BRIAN D. PEDRICK, ASA, IFAA
PA & MD State Certified General Appraiser,
License # GA-001200L(PA)
License # 32588 (MD)

FORMAL EDUCATION:

The Pennsylvania State University, University Park, PA 16802. Received a Bachelor of Science degree in General Agriculture in 1982.

National Association of Independent Fee Appraisers Inc.

- Principles of Farm, Ranch and Rural Appraising - 1996
- Advanced Farm, Ranch and Rural Appraising - 1996
- Capitalization Rates, Discount Rates and Ratios - 1996
- Uniform Standards of Professional Appraisal Practice -1997-2005
- Pennsylvania Real Estate Appraiser Law and Regulations – 2000-2011
- Litigation Valuation - 2001

American Society of Farm Managers and Rural Appraisers

- Conservation Easement Valuations & Case Studies - 2006
- Oil, Gas and Mineral Appraisals – 2010
- Environmental Regulation and Green Technology – 2012
- Current Environmental Issues – 2012
- Income Approach – 2014
- Commercial Greenhouse Facilities – 2014
- Valuation of Permanent Plantings – 2015
- Going Concern and Intangible Assets – 2015
- Best Practices for Rural Property Appraisers - 2016
- IRS Seminar – Conservation Easements, Estates, Charitable Contributions – 2016
- Appraising Poultry Farms - 2018

Appraisal Institute

- Partial Interest Valuation - Undivided - 2000
- Uniform Appraisal Standards for Federal Land Acquisitions – 2004, 2018
- Valuation of Conservation Easements – 2008
- Oil & Gas Valuation - 2011

Assessors' Association of Pennsylvania

- Fundamentals of Real Estate Appraisal - 1993
- Site and Market Analysis - 1993
- Cost Approach to Value - 1993
- Income Approach to Value - 1993
- Appraisal Standards and Ethics - 1995, 1997
- Pennsylvania Real Estate Law and Regulations, 1999

Berks Real Estate Institute

- Real Estate Tax and Investment, 1998

Pennsylvania Realtors Institute

- Appraisal Standards and Ethics - 1993
- Narrative Report Writing - 1993
- Introduction to Commercial Appraisals - 1993

Institute of Real Estate Studies

- Real Estate Law - 1993
- Real Estate Investment - 1995
- Real Estate Finance - 1995
- Residential Construction - 1996
- Property Management - 1997

Lee and Grant Company

Appraising Historic Properties - 1995
Environmental Hazards - 1995
Eminent Domain - 1995
Appraisal Standards and Ethics - 1995

McKissock Data Systems

Real Estate Fraud - 2001
Expert Witness Testimony - 2001
USPAP - 2007, 2009, 2011, 2013, 2015, 2017, 2019

Pennsylvania State University

Agricultural Engineering Workshop - Dairy Housing - 2002
Forest Steward's Program - 40 hours - 2008

Received credit for 21 undergraduate business courses from area universities, 1985-1988.

PROFESSIONAL EXPERIENCE:

Agrarian Associates, Inc.: President and PA State Certified General Appraiser, 1995 to present. Responsible for the administration of appraisal services for the south-central Pennsylvania area. Agrarian Associates Inc. is an appraisal company that specializes in Real Estate appraisal of agricultural properties, including Market Values, Agricultural-Use Values, Property Tax Assessment Appeals and Conservation Easement Valuations.

USDA Farmers Home Administration: 1983-1993. County Supervisor in Lancaster, Berks and Schuylkill Counties. Responsible for the administration of a variety of Agricultural and Residential loan and grant programs including all aspects of loan making and servicing. Duties included appraisals of farms, residential properties and chattels and providing management and technical advice to borrowers as well as the management of the county office. Caseload included 150 farm accounts and 600 housing accounts.

Certification, Designations and Memberships:

Pa. State Certified General Appraiser. General Certification # GA-001200-L.
Senior Agricultural Designation - National Association of Independent Fee Appraisers (NAIFA).
Accredited Senior Appraiser (ASA) – American Society of Appraisers
Master Planner Class - Lancaster County Planning Commission - Spring 2002
Past Member of the Assessors' Association of Pennsylvania (AAP).
Past North Cornwall Township Agricultural Preservation Board Member
Past Member of the Lebanon County & Pennsylvania Builders Association
Past President, Mount Gretna Snowmobile Volunteers

SAMPLE ASSIGNMENTS (Agrarian Associates Inc.):

5,600-sow farrow to feeder complexes
1,400,000-bird layer operation
Several 500+cow dairy facilities
Robotic Dairy Facilities
2,800-sow farrow through wean facilities
Sew pig nurseries
Wean through finish hog facilities
120,000 bird embryo egg complex and incubation facilities
8,000 Acre Conservation Easement for the Army Compatible Use Program (ACUB)
100,000 bird/year feather bird complex (fly fishing lures)
Over 75,000 Acres of Land for Agricultural and Conservation Easement Purposes

ACCOMPLISHMENTS (FmHA):

County Office of the Year, 1991.
County Supervisor of the Year, 1989.
Runner-up County Office of the Year, 1985.
Most active office in Pennsylvania based on loan volume, 1991 and 1992.
Only office in Pennsylvania to implement the Guaranteed Rural Housing Loan Program(1992).
Among the lowest farm and housing program delinquencies in Pennsylvania.
Eliminated 25 collection farm accounts while covering Berks/Schuylkill Counties.

ACCOMPLISHMENTS (Agrarian Associates Inc.):

Real Estate Appraisals of 800-1,000 agricultural properties per year.
Approved appraiser by most of the agricultural lenders throughout central and south-central Pennsylvania.

Counties serviced include; Adams, Bedford, Berks, Blair, Cambria, Centre, Chester, Clinton, Columbia, Cumberland, Dauphin, Franklin, Fulton, Huntingdon, Juniata, Lancaster, Lebanon, Lehigh, Lycoming, Mifflin, Montour, Montgomery, Northampton, Northumberland, Perry, Schuylkill, Snyder, Somerset, Union, Wayne, Westmoreland, and York.

OFFICE:

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