

## Byron Miller, SRA, AI-RRS, ASA, RAA, MSSE



## PROFESSIONAL SUMMARY

Byron Miller, SRA, AI-RRS, ASA, RAA, MSSE, is a certified residential appraiser licensed in Minnesota and Wisconsin. He is the owner and principal appraiser of BM Appraisals in Minneapolis, Minnesota. His firm specializes in valuation services for consulting, dissolution, eminent domain, estate, litigation, and relocation.

This is Byron's second act, which is a profession of choice. He spent his first act as a firmware engineer/manager for several fortune 500 companies. His appraisal interest started in 1986 when he watched an appraiser appraise his home. However, life got in the way, and he didn't consummate his passion for the valuation profession until 2001.

Byron's niche is valuing complex properties. Such as, agricultural, construction defects, lakefront, multi-unit, and upper-bracket properties, for attorneys, eminent domain, estates, and lenders. He is an instructor, course developer, author, an eminent domain county commissioner, past Chair of the MN Real Estate Appraiser Advisory Board (REAAB), past President North Star Chapter, past president Relocation Appraisers & Consultants, and a member of the Appraiser Qualifications Board (AQB) of The Appraisal Foundation or TAF.

Byron has an intense passion for appraising and helping others. This passion manifests itself in the form of continual self-improvement through education, instruction, and mentoring.

## EDUCATION

Metro State University, BA with focus in Computer Science 1987  
University of St. Thomas, MS in Software Engineering 1996

## APPRAISAL INSTITUTE (AI) SERVICE

- ) Leadership Development & Advisory Council – LDAC, Attendee & Discussion Leader: 2013 – 2016
- ) AI Holdings, Director: 2016 -2018
- ) Appraiser Institute Insurance Trust (AIIT), Trustee; 2016 – 18; 2024- Present
- ) Presenter at National AI-Connect 2014, 2018, 2021
- ) Approved Appraisal Institute Instructor (ILDC 2014)
- ) Board of Directors, North Star Chapter: 2012 -2015; 2016 –
- ) President, North Star Chapter : 2020, 2024
- ) Chair Government Relations Committee (GRC), North Star Chapter, AI National GRC, member: 2015 - ;2018 - 2023
- ) Residential Appraisal Project Team (RAPT), Member: 2018 -20
- ) NSAI Chapter Education Committee, Vice Chair: 2016 –
- ) AI National Region III Director : 2020-2021
- ) Chair Leadership Development Advisory Council (LDAC) Best Practices Project Team: 2023-2024

## **PROFESSIONAL DESIGNATIONS**

- ⌋ American Society of Appraisers: ASA
- ⌋ Appraisal Institute: SRA, AI-RRS
- ⌋ National Association of Realtors: RAA

## **OTHER ORGANIZATIONS**

- ⌋ American Society of Appraisers 2022 – Present
- ⌋ MN Real Estate Appraisal Advisory Board, 2019 – 2023
- ⌋ Appraisal Qualifications Board , 2021 – Present
- ⌋ Relocation Appraisers & Consultants, Board, 2016 – 2021
- ⌋ Relocation Appraisers & Consultant, President, 2019
- ⌋ National Association of REALTORS
- ⌋ Twin Cities Estate Planning Council, Board of Directors
- ⌋ The Appraisal Foundation Advisory Council (TAFAC), 2018 – 20
- ⌋ TAF Appraisal Qualifications Board, 2021 - Present

## **AWARDS**

- ⌋ 2016 Y.T. & Louise Lee Lum Award Recipient
- ⌋ 2018 AI National Government Relations Award
- ⌋ 2024 Y.T. & Louise Lee Lum Award Recipient

# Byron Miller Appraisals

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## Qualifications of Byron E. Miller, SRA, AI-RRS, RAA, ASA, MSSE

### Experience

<i>Byron Miller Appraisals</i> , Minneapolis, MN: Principal Appraiser	7/2003-Present
<i>Meeks Appraisal and Consulting, Inc.</i> , Minneapolis, MN: Independent Subcontractor	3/2003-6/2003
<i>Quality One Appraisals</i> , Maple Grove, MN: Independent Subcontractor	7/2002-2/2003
Prosource/Kaplan Educational Services: Instructor	9/2003-9/2005
Appraisal Institute Instructor	1/2016-Present

### Relevant Education

Condemnation Appraising: Principles & Applications	05/2009	
The Appraiser as an Expert Witness: Prep and Testimony	10/2009	
Litigation Appraising: Specialized Topics and Application	10/2009	
Uniform Appraisal Standards for Federal Land Acquisitions	01/2010	
Real Estate Finance Statistics and Valuation Modeling	02/2010	
Residential Sales Comparison and Income Approaches	03/2010	
Advanced Residential Applications & Case Studies, Pt. I	03/2010	
Residential Market Analysis and Highest & Best Use	05/2010	
Residential Site Valuation and Cost Approach	05/2010	
Worldwide ERC Relocation Appraising Seminar	06/2011	
Interactive Valuation Modeling & Case Studies	11/2011	
Practical Regression Using Microsoft Excel	08/2013	
Residential Review Theory	03/2015	
Residential Applications Pt. 1 & 2: Measure & Support Results Using Technology & Excel	04/2015	
National USPAP Update	03/2024	
Case Studies in Appraising Green Residential Buildings	11/2017	
Solving Land Valuation Puzzles	11/2017	
Business Practices and Ethics	05/2018	
FHA Update	06/2018	
Valuation By Comparison	10/2018	
Ignorance Isn't Bliss: Understanding an Investigation by a State Appraiser/Regulatory Agency	02/2019	
Supervisor-Trainee Seminar	08/2019	
Rural Valuation Basics	09/2019	
Residential Income Approach	12/2019	
The Cost Approach: Unnecessary or Vital to a Healthy Practice?	01/2020	
Rapid Response: Market Analysis in Volatile Markets	06/2021	
Community Land Trust Appraisal Training	05/2023	
Upzoning – Highest & Best Use Analysis	07/2024	
University of St. Thomas, St. Paul, MN:	<i>Masters of Science Software Engineering</i>	12/1995
Metropolitan State University, St. Paul, MN:	<i>BA with focus in Computer Science</i>	09/1987
University of Minnesota, Institute of Technology:	<i>Certificate in Science and Technology</i>	06/1984

## **Professional Appraisal Credentials/Committees**

ASA Designation, American Society of Appraisers	09/2022
AI-RRS Designation, Appraisal Institute	03/2015
RAA Designation, National Association of Realtors	03/2012
SRA Designation, Appraisal Institute	02/2012
Certified Residential Real Property Appraiser (Wisconsin)	03/2010
Certified Residential Real Property Appraiser (Minnesota)	01/2009
Appraisal Qualifications Board	2021-Present
Appraisal Institute Region III National Director	2020-2021
Appraisal Institute National AI-Government Relations Board Member	2018-Present
Appraisal Institute National AI-Holdings Board Member	2016-2018
Appraisal Institute National AIIT Trustee Member	2016-2018; 2024-Present
Twin Cities Estate Planning Council Board Member	2015-Present
North Star Chapter of the Appraisal Institute - Government Relations Chair	2015-2019; 2021-2023
Appraisal Institute National Leadership Development Advisory Council (LDAC)	2013-2016
LDAC Best Practices Project Team – Chair	2023-2024
Appraisal Institute Residential Appraisal Project Team	2018-2019
North Star Chapter of the Appraisal Institute Board Member	2012-Present
Relocation Appraiser & Consultants Board Member	2014-Present
Relocation Appraiser & Consultants President	2018-2019
North Star Chapter of the Appraisal Institute Chapter President	2020,2024
North Star Chapter of the Appraisal Institute Chapter Vice President	2019, 2023

*References and Professional Publications Available on Request.*