



Curriculum Vitae – H. Charles “Chuck” Johnson, FRICS, J.D., CVA

Contact Information: - **Address:** 26120 South 207th Place, Queen Creek, AZ 85142 -

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Business Entity: As of January 1, 2023, Johnson Appraisal Group is now operating as **Rocky Mountain Appraisal, LLC**. Credentials, licensing, and contact information remain unchanged.

Mailing Address: Rocky Mountain Appraisal, LLC, P.O. Box 971, Queen Creek, AZ 85142

Physical Office Address: 442 W Kortsen Rd #203, Casa Grande, AZ 85122

Areas of Specialization

Chuck Johnson brings over three decades of diverse valuation and consulting experience, specializing in: - Agricultural, ranch, dairy, and equine properties - Complex rural land and mineral rights - Heavy equipment and machinery appraisals - Livestock and chattel valuations - Business valuation for privately held entities - Highest and best use and feasibility analyses - Conservation easement and charitable contribution appraisals - Multi-state valuation engagements, including portfolio and institutional-level assignments

Chuck’s assignments frequently range from \$1 million to over \$100 million and include appraisals for hedge funds, banks, courts, public agencies, and estates.

Professional Licenses & Designations

- **FRICS** – Fellow, Royal Institution of Chartered Surveyors (RICS), Member #6618560
 - **Certified General Appraiser**
 - Arizona – Cert #31512 (Exp. 03/31/2027)
 - New Mexico – Cert #03840-G (Exp. 04/30/2027)
 - California – Cert #3005699 (Exp. 06/01/2027)
 - Hawaii – Cert #CGA-1068 (Exp. 12/31/2025)
 - **Certified Valuation Analyst (CVA)** – NACVA, Cert #992674
 - **Certified Machinery & Equipment Appraiser (CMEA)** – NEBB Institute
 - **Senior Appraiser** – American Society of Agricultural Appraisers (2012)
 - **MSA** – Master Senior Appraiser, Designation #7461
 - **AAR** – Accredited Review Appraiser, Designation #1461
 - **Board Certifications:**
 - Business Appraisal, Real Estate Law Institute
 - Manufactured Housing Appraisal, NAMH
 - **FHA/HUD Approved Appraiser** – Since 1991
 - **AQB Certified USPAP Instructor** – Appraisal Foundation, ID #10463 (Recert. 12/31/2022)
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Formal Education

- A.S., Weber State University, 1981
 - B.A., Western Illinois University, 1988
 - J.D., City University of Los Angeles, 1991
 - M.B.A., Benedictine University at Mesa, 2015
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Professional Appraisal Practice

1989–2000: Owner, Rocky Mountain Appraisal, Inc. (Kaysville, UT)

2000–Present: Owner/Principal, Johnson Appraisal Group PLLC → now Rocky Mountain Appraisal, LLC

Chuck manages a team of appraisers and analysts specializing in: - Commercial and agricultural real estate - Dairy and equine operations - Conservation easements - Equipment, chattel, and livestock appraisals - Business valuations

Academic Appointments

- **2016–Present:** Adjunct and Full-Time Faculty, Benedictine University, Mesa, AZ
 - Assistant Professor, College of Business and Liberal Arts
 - Courses: Business Law, Strategic Management, Entrepreneurship, Economics, Legal Issues, Marketing
 - Appointed to Professional Faculty Status in 2025
 - **2017–Present:** International MBA Faculty – Vietnam National University, Shenyang, China
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Instructor & Curriculum Development

Chuck has taught in multiple states and institutions including: - Arizona School of Real Estate & Business (Scottsdale, AZ) - The Columbia Institute (TX) - Lincoln Graduate Center (NV) - The Appraisal Foundation & HUD-certified trainings - Developer and instructor of “The Expert as an Expert Witness,” a 7-hour CE course

Publications & Recognition

- Articles in *National Master Appraiser*
 - “Rookie of the Year,” Lincoln Graduate Center
 - “Winning Instructor,” Columbia Institute (2005–2007)
 - “Top 10 Appraisal Firms in AZ,” Ranking Arizona (2016 & 2017)
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Seminar Participation – Full Course History

Chuck has completed or instructed hundreds of hours of CE in areas including: - Agricultural appraisal, SGMA & water rights - Mineral, natural resource, and conservation valuation - Condemnation, litigation, and eminent domain - USPAP instructor and CE renewals since 2004 - Business valuation methodology and analysis - Residential and commercial valuation techniques - Livestock, equipment, and chattel appraisal - Appraisal review methods, legal compliance, and tax court - Specialized seminars: IRS compliance, easement valuation, BLM and FSA appraisal methods, banking & regulatory panels

(See **Appendix A:** Comprehensive Course and Seminar History 1990–2025)

Expert Witness & Litigation Support

Chuck has testified or been deposed in matters before: - Arizona & Utah Bankruptcy Courts - Pinal, Maricopa, Mohave, and Coconino County Superior Courts - Water improvement and condemnation litigation

Representative cases include: - **M&I Bank v. Jeff Porteck** - **Washington Federal v. Yukes** - **City of Eloy v. Escobedo** - **Maricopa Domestic Water Improvement District v. Vu**

Government Appointments

- Hearing Officer: Coconino, Apache, and Navajo County Boards of Equalization
 - Secretary/Treasurer & Director, Appraisal Institute – Phoenix Chapter
 - Court-appointed mediator, Alternative Dispute Resolution, Coconino Superior Court
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Clients (Partial List)

- State of California Probate Court
 - U.S. Bankruptcy Court (AZ & UT)
 - City of Chandler, City of Eloy
 - FDIC, HUD, Wells Fargo, Bank of America
 - Western State Bank, Alliance Bank, Unison Bank
 - USDA, FSA, BLM, and tribal entities
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Chuck Johnson's unmatched breadth of valuation expertise, formal education, and commitment to professional instruction distinguishes him as a national leader in multi-disciplinary appraisal work. His services are consistently sought by public and private institutions across the western United States for high-value and complex appraisal assignments.

Appendix A: Comprehensive Course and Seminar History for H. Charles "Chuck" Johnson, FRICS, J.D., CVA (1990–2025)

(See separate document for full chronological listing of all completed continuing education and instruction seminars from 1990–2025.)

Appendix A: Course List

Appendix A: Comprehensive Course and Seminar History for H. Charles “Chuck” Johnson, FRICS, J.D., CVA (1990–2025)

- 1991: “Foundations of Real Estate Appraisal,” Appraisal Institute, Utah Chapter
- 1991: “Appraising the Single-Family Residence,” Appraisal Institute, Utah Chapter
- 1991: “Intro to the Income Approach to Value,” International Right of Way Association, Utah
- 1991: “Direct Capitalization,” Lincoln Graduate Center, Las Vegas, NV
- 1991: “Yield Capitalization,” Lincoln Graduate Center, Las Vegas, NV
- 1991: “Financial Analysis,” Lincoln Graduate Center, Las Vegas, NV
- 1992: “Principles of Business Appraisal,” Lincoln Graduate Center, Las Vegas, NV
- 1993: “Principles of Appraisal Review,” Lincoln Graduate Center, Las Vegas, NV
- 1993: “Adjustment Process,” Appraisal Institute, Utah Chapter
- 1994: “Understanding and Developing Depreciation,” Appraisal Institute, Southern Idaho Chapter
- 1994: “FHA Update,” HUD, Salt Lake City Office
- 1995: “USPAP,” Lincoln Graduate Center, San Antonio, TX
- 1996: “Principles of Property Inspection,” Lincoln Graduate Center, Las Vegas, NV
- 1997: “Manufactured Housing,” Lincoln Graduate Center, Las Vegas, NV
- 1998: “Radon and Real Estate,” Utah State Division of Radiation Control, Salt Lake City, UT
- 2003: “National USPAP Instructor Course,” Appraisal Foundation, Phoenix, AZ
- 2005: “Using the New Fannie/Freddie Appraisal Forms,” The Columbia Institute, Tucson, AZ
- 2005: “Commercial Investment Appraisal,” Lincoln Graduate Center, Reno, NV
- 2006: “National USPAP Instructor Recertification Course,” Appraisal Foundation, Phoenix, AZ
- 2007: “Understanding Property Characteristics,” The Columbia Institute, Phoenix, AZ
- 2008: “USPAP update,” The Columbia Institute, Salt Lake City, UT
- 2008: “Appraiser Instructor Workshop,” San Antonio, TX
- 2008: “Fair Housing,” Scottsdale School of Real Estate, Scottsdale, AZ
- 2008: “What Commercial Clients Would Like Appraisers to Know,” Appraisal Institute, Phoenix, AZ
- 2008: “Eminent Domain & Condemnation,” Appraisal Institute, Phoenix, AZ
- 2009: “A Day with The Appraisal Board,” Arizona Board of Appraisal
- 2009: “USPAP update,” The Columbia Institute, Salt Lake City, UT
- 2009: “Fannie Mae Today,” The Columbia Institute, Salt Lake City, UT

- 2009: "FHA Today," The Columbia Institute, Salt Lake City, UT
- 2009: "Identifying Relevant Characteristics," The Columbia Institute, Salt Lake City, UT
- 2009: "Appraiser Liability," Arizona Appraisers State Conference, Phoenix, AZ
- 2009: "Appraisal Management Companies, Laws, & Issues," Arizona Appraisers Conference, Phoenix, AZ
- 2009: "Economic Outlook, Mortgage Fraud," Arizona Appraisers State Conference, Phoenix, AZ
- 2009: 7-hour National USPAP Course, Denver, CO
- 2010: 32-hour International Society of Livestock & Farm Equipment Appraisal
- 2010: 24-hour Arizona SBOE and Hearing Officer Training, Phoenix, AZ
- 2010: "Business Practices and Ethics," Appraisal Institute
- 2011: 24-hour Arizona SBOE Hearing Officer Training
- 2011: "How to Complete Today's FHA Appraisal," HUD, Phoenix, AZ
- 2011: "Report Writing – the UAD," Boise, ID
- 2011: "USPAP 7-hour update," Boise, ID
- 2011: "Practice of Appraisal Review-FHA Protocol," Boise, ID
- 2011: "How to," HUD, 2011
- 2012: "The Appraiser As An Expert Witness," Appraisal Institute, Phoenix, AZ
- 2012: "Today's FHA Appraisal," Phoenix, AZ
- 2013: 45-hour Business Valuations, NACVA, Scottsdale, AZ
- 2013: Instructor, National USPAP Update, Arizona School of Real Estate & Business, Scottsdale, AZ
- 2013: Instructor, Appraiser Supervisor Class, 4 hours, Scottsdale, AZ
- 2013: AMFRA Agriculture Forum, 7 hours, Phoenix, AZ
- 2013: Condemnation Summit, Bryan Cave, Phoenix, AZ
- 2013: 24-hour AZ SBOE Hearing Officer Training, Tucson, AZ
- 2013: Instructor Development, 3 hours, AZ School of Real Estate & Business
- 2013: Real Estate Legal Issues Workshop, Scottsdale, AZ
- 2014–15: National USPAP Course Update, 7 hours, Phoenix, AZ
- 2014: Spring Update, ASFMRA, 7 hours
- 2014: "Adjustment Process #151," Columbia Institute
- 2014: Mediation Training, 4 hours, Coconino County Superior Court
- 2014: LAW2000, Standard of Conduct for Boards and Commissions
- 2014: NEBB Institute Course
- 2014: "Focus on the Work, File #048," Columbia Institute, Phoenix, AZ
- 2014: "New Construction – A Residential Valuation," #152, Phoenix, AZ
- 2015: 30-hour General Appraiser Report Writing & Case Studies, Fort Lauderdale, FL

- 2016: Society of Chief Appraisers, Federal Examiners Panel, Phoenix, AZ, 7 hrs
- 2016: Condemnation Summit, Quarles & Brady, Phoenix, AZ, 7 hrs
- 2016: IRS Donated Real Estate/Conservation Easements, Denver, CO, 8 hrs
- 2017: Spring Ag Forum, ASFMRA, Phoenix, AZ, 7 hrs
- 2017: Uniform Appraisal Standards for Federal Land Acquisitions, Yellow Book, 15 hrs
- 2018: AQB USPAP Instructor Recertification, 4 hrs
- 2018: Agriculture Forum, ASFMRA, 7 hrs
- 2018: Condemnation Summit XIII, Phoenix, AZ, 7 hrs
- 2018: USPAP Update, Gilbert, AZ, 7 hrs
- 2018: "Property Rights: Why Haven't I Heard This Before," 8 hrs, Phoenix, AZ
- 2018: 3rd Annual Fall Forum, CRE Trends, Phoenix, AZ
- 2020: ASFMRA Rural Appraisal Update, 7 hrs (Virtual)
- 2020: ASFMRA Outlook Farm & Agriculture, 6 hrs
- 2021: "Appraisal of 2-4 Unit Properties"
- 2021: National USPAP Update, 7 hrs
- 2021: "Expert Witness for Commercial Appraisers," 7 hrs
- 2023: Spring Ag Forum, ASFMRA, Phoenix, AZ, 7 hrs
- 2024: "Introduction to Business Valuation for Rural Appraisers," 8 hrs
- 2024: "Farm Mac Appraisal Requirements," 8 hrs
- 2024: "Livestock Ranch Seminar," 8 hrs
- 2024: 28th Annual Spring Ag Forum, Tempe, AZ, 7 hrs
- 2024: National USPAP Course A114, Phoenix, AZ, 7 hrs
- 2024: "Appraising Natural Resources, Oil, Gas, Minerals," 8 hrs
- 2025: "Livestock Ranch Seminar," Phoenix, AZ, 8 hrs
- 2025: "California Land Conservation Appraisal Seminar," Sacramento, CA, 8 hrs