

**STATEMENT OF APPRAISER QUALIFICATIONS - HECTOR INGRAM, MAI**

Phone (910) 763-9096 Ext. 102 Email: [ingram@ncappraiser.com](mailto:ingram@ncappraiser.com)

**EDUCATION**

University of North Carolina at Chapel Hill, B.A., 1989  
Appraisal Institute, Income Capitalization Theory and Techniques, Parts A & B, 1991  
Appraisal Institute, Discounted Cash Flow Analysis Seminar, 1994  
Appraisal Institute, Applied Income Capitalization Seminar, 1994  
Appraisal Institute, EDI, Statistical Analysis and Artificial Intelligence, 1996  
Appraisal Institute, Appraising Special Purpose Properties, 1996  
Appraisal Institute, Eminent Domain and Condemnation, 1998  
Appraisal Institute, Appraisal of Nonconforming Uses, 2000  
Appraisal Institute, Regression Analysis Concepts and Applications, 2001  
Appraisal Institute, Analyzing Commercial Lease Clauses, 2002  
Appraisal Institute, Environmental Issues, 2002  
Appraisal Institute, Land Valuation and Adjustments, 2004  
Appraisal Institute, Real Estate Investment Finance – Value and Investment Performance, 2005  
Appraisal Institute, Uniform Appraisal Standards for Federal Land Acquisitions, 2006  
Appraisal Institute, Valuation of Detrimental Conditions in Real Estate, 2007  
Appraisal Institute, The Appraisal of Local Retail Properties, 2008  
Appraisal Institute, Subdivision Valuation, 2008  
Appraisal Institute, An Introduction to Valuing Green Buildings 2009  
Appraisal Institute, Valuation for Financial Reporting, 2009  
Appraisal Institute, Appraising Conservation Easements, 2010  
Ted Whitmer, Defending an Appraisal in Litigation II, 2011  
Appraisal Institute, Appraisal Review, 2012  
Appraisal Institute, Marketability Studies, 2012  
Appraisal Institute, Complex Litigation Appraisal Case Studies, 2013  
Appraisal Institute, Separating Real Property, Personal Property and Intangible Business Assets, 2013  
Appraisal Institute, Evaluation Seminar, 2014  
Appraisal Institute, Analyzing the Effects of Environmental Contamination on Real Property, 2015  
Appraisal Institute, Valuing the Forest, 2016  
Appraisal Institute, USPAP Update 2018-2019  
International Association of Assessing Officers (IAAO), Prep and Trial Seminar, 2018  
Appraisal Institute – Business Practices and Ethics, 2019

**PROFESSIONAL EXPERIENCE**

Royal Military Academy Sandhurst – SMC 29 - Commissioned 1982  
Armoured Cavalry Troop (Platoon) Leader – British Army, UK, Canada, Germany – Royal Hussars (PWO) 1982-1985  
Fee Appraiser, The John Hooton Company, Wilmington, NC, 1990 to 1994  
President, Ingram, McKenzie & Company, Inc., Wilmington, NC, 1994 to 2007  
President, Ingram & Company, Inc., Wilmington, NC, 2007 to Present  
Various Appearances as an Expert Witness in Commissioners Hearings, Mediations and Arbitrations including,

Expert Witness – 11-03833-8-RDD SUD Properties v. First Bank, US Bankruptcy Court EDNC 08/23/11 File 4960  
Expert Witness – 11-02573-8-JRL Rialto Real Estate v. Smithville Crossing, US Bankruptcy Court EDNC 1/12/12 File 5071  
Expert Witness – Property Tax Commission, Raleigh, NC – Wetherill Family Holdings, LLC v. New Hanover County 04/09/14  
Expert Witness – 05-CVS-4015 Glenn Wells/Summit Hospitality v. City of Wilmington, Superior Court 06/05/14  
Expert Witness – 13-CVS-226 NCDOT v. Albert Sidney Boney, Superior Court 01/13/16 File 6209  
Expert Witness – 11-CVS-304 Town of Nags Head v. William and Martha Richardson, Superior Court 02/08/16  
Expert Witness – 14-CVS-1332 NCDOT v. Moore’s Mini Marts, Inc., Superior Court 04/19/16  
Expert Witness – 14-CVS-1410 NCDOT v. North Kerr Properties, LLC; et al, Superior Court 06/15/16  
Expert Witness – 15-CVS-5244 NCDOT v. Battle Forest Village Assoc., et al, Superior Court 10/24/17  
Expert Witness – 17-SP-323 Piedmont Natural Gas Company v. Robert W. Winston, et al., Superior Court 02/04/19  
Expert Witness – 15-CVS-9786 – Department of Transportation v. Bloomsbury Estates, LLC, et al. Superior Court 10/28/19

**PROFESSIONAL ORGANIZATIONS AND BOARDS**

MAI Designation # 11433 Awarded by the Appraisal Institute in 1998  
North Carolina Appraisal Board Member – 2015 - 2018  
New Hanover County Special Board of Equalization and Review – Appointed 2015, Chair 2018  
Board of Directors of the NC Chapter of the Appraisal Institute (NCAI) 2004-2008  
NC Chapter of the Appraisal Institute (NCAI) – President 2008

North Carolina - Certified General Appraiser, NC A2993

South Carolina – Certified General Appraiser, CG3247

International Association of Assessing Officers (IAAO) – Member 10202101

Member, Leadership Development and Advisory Council of the Appraisal Institute, Washington, DC, 1997 – 2004

Appraisal Institute – Coastal Carolina Chapter – Past President

Board of Directors - Wilmington Regional Association of Realtors (WRAR) 2013/2014

Professional Standards Committee – Cape Fear Realtors (formerly WRAR) 2015 - 2016

Realtors Commercial Alliance of Southeastern NC - Member

Historic Wilmington Foundation – Past Board Member and Past President –Urban Properties Committee

#### **CLIENTS**

Lenders, Municipalities, Counties, Attorneys, NCDOJ, NCDOT, Airport and Hospital Authorities, Public and Private Utilities, State and Local Governments, Accountants, Land Trusts, Developers, Trustees, Engineers and Private Landowners.