

Expert Witness Curriculum Vitae

Woody Fincham, SRA, AI-RRS, ASA, RAA

Palmyra, Virginia

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PROFESSIONAL LICENSURE

Virginia Certified Residential Appraiser – License #4001008056

PROFESSIONAL SUMMARY

Mr. Fincham is a Certified Residential Appraiser with over 25 years of experience specializing in complex, high-value, and atypical residential properties. He regularly provides expert witness services involving valuation disputes, tax assessment appeals, conservation easements, land preservation, and litigation support. His testimony experience includes depositions and court proceedings at the local and state level.

PROFESSIONAL DESIGNATIONS

- Appraisal Institute (SRA)
- Appraisal Institute – Residential Review Specialist (AI-RRS)
- NAR RAA Designation

EXPERT WITNESS EXPERIENCE

Admitted as an expert witness in:

- Albemarle County, VA
- Louisa County, VA
- City of Chesapeake, VA
- Augusta County, VA
- Goochland County, VA
- Nelson County, VA

Has provided sworn testimony, deposition testimony, appraisal review, and litigation consulting services.

PROFESSIONAL EXPERIENCE

President, Fincham & Associates, Inc. – 2019 to Present

Vice President / Virginia Manager, Valucentric, LLC (Opteon) – 2015 to Present

Residential Chief Appraiser, Valucentric, LLC – 2017 to 2019

Senior Land Preservation Tax Credit Consultant, Virginia Department of Taxation – 2015

Deputy Assessor, Albemarle County, VA – 2013 to 2014

Deputy Assessor, Suffolk, VA – 2011 to 2013

Staff Appraiser, Newport News, VA – 2009 to 2011

SELECTED AREAS OF EXPERTISE

- High-value and luxury residential valuation
- Land Valuation
- Conservation easements and land preservation
- Tax assessment appeals
- Appraisal review and USPAP compliance
- Market analysis and highest & best use
- Green and high-performance residential properties
- Community Land Trust valuation
- Litigation appraisal assignments

CONTINUING PROFESSIONAL EDUCATION (SUMMARY)

Completed extensive advanced coursework in:

- USPAP and appraisal ethics
 - Residential appraisal review and report writing
 - Valuation by comparison and cost approach
 - Green buildings and energy-efficient valuation
 - Litigation appraisal and regulatory compliance
 - Bias mitigation and professional standards

PUBLIC-SECTOR & GOVERNMENT EXPERIENCE

- HUD-Approved Appraiser
- VA Panel-Approved Appraiser
- Former consultant to the Virginia Department of Taxation
- Worked with the Office of the Attorney General of Virginia on valuation review matters

STATEMENT OF INDEPENDENCE

All opinions expressed in appraisal and testimony assignments are developed independently and in compliance with USPAP and applicable state and federal requirements.