



UNDERDOWNBALL

Real Estate Services

Biographical Resume of  
**Robert H. Ball, Jr.**  
Commercial Real Estate Appraiser and Consultant

**State Certification and Licensure**

- North Carolina Real Estate Appraisal Board
- Certified General Real Estate Appraiser (A-5546)
- NC Real Estate Commission
- Licensed Real Estate Broker (184573)

**Experience**

- October 2001 – March 2005: Appraiser with Jack A. Underdown, Inc.
- October 2001 – June 2006: Real Estate Salesman with Jack A. Underdown, Inc.
- July 2006 – May 2014: Real Estate Broker with Jack A. Underdown, Inc.
- March 2005: Founded Underdown, Ball & Associates, LLC
- March 2005 – Present: Appraiser with Underdown, Ball & Associates, LLC
- May 2014 – Broker In Charge with Underdown, Ball & Associates, LLC

**Expert Witness Experience**

- Watauga, Avery, Henderson, Wilkes County, NC

**Education and Relevant Course Work**

- Appalachian State University, Boone, NC - Bachelor of Science in Business Administration
- Central Piedmont Community College, Charlotte, NC
  - Introduction to Real Estate Appraisal (R-1)
  - Valuation Principles and Procedures (R-2)
  - Applied Residential Property Valuation (R-3)
- Forsyth Technical Community College, Winston-Salem, North Carolina
  - Introduction to Income Property Appraisal (G-1)
- Dan Mohr Real Estate School, Greensboro, North Carolina
  - Advanced Income Capitalization Procedures (G-2)
  - Applied Income Property Valuation (G-3)
- Business Practice & Ethics, Appraisal Institute
- 15-hour USPAP (Course 410), Appraisal Institute
- National USPAP Updates, 2010, 2008, 2006, NCDOT
- Situational Alternatives Impacting Market Value Appraisals, NCDOT
- Applying Assignment Conditions to Value, NCDOT
- Obsolescence-Impact on Value, NCDOT
- Tackling Highest and Best Use, NCDOT
- Condemnation Appraising: Principles and Applications, Appraisal Institute
- Introduction to Expert Witness Testimony, McKissock Appraisal School
- Evaluation Residential Construction, Appraisal Institute
- The Appraisal Board Speaks to You – Courtroom Etiquette, NC DOT
- Advanced Sales Comparison & Cost Approaches (Course 530), Appraisal Institute

**Professional Affiliations**

- Appraisal Institute
- Surry County Board of Realtors

**Business Associations**

- Co-Owner - Underdown, Ball & Associates, LLC
- Partner – 1612, LLC, Real Estate Investment Company
- Town of Elkin Planning Board Chairperson and Board of Adjustments
- Elkin Valley Trails Association
- Winston-Salem Foundation



## UNDERDOWNBALL

Real Estate Services

### Types of Appraisals Performed

#### **Agricultural**

Agribusiness-Trout Farm  
Permanent Crops-Vineyard  
Agribusiness-Greenhouse/Nursery  
Christmas Tree Farms  
Boxwood Farms  
Pasture/Ranch  
Timberland  
Agricultural

#### **Assembly/Meeting Place**

Religious Facility

#### **Industrial**

Truck Terminal/Transit Facility  
Manufacturing-Light  
Condominium Unit  
Office Showroom  
Condominium Building  
Warehouse-Distribution Warehouse  
Flex Space  
Saw Mill/Lumberyard  
Self Storage/Mini-Storage Facility  
Storage Yard  
Warehouse-Storage Warehouse

#### **Land**

Commercial  
Multi-Family Apartment  
Residential Land (1 to 4 Lots)  
Subdivision-Residential (5+ Lots)  
Avigation Easement  
Multi-Family-Duplex & 3-4 Plex  
Retail  
Undeveloped Agricultural  
Conservation/Preservation Easement  
Multi-Family  
Retail-Pad  
Office  
Subdivision-Land and Lots  
Water Related-Flood Zone  
Easement-Right-of-Way  
Industrial  
Mountain/Wilderness  
Land Residential (Single Family 5+ Lots)  
Planned Development (PUD)

#### **Lodging/Hospitality**

Luxury Inn  
Bed & Breakfast  
Motels/Hotels-Economy & Limited Service

#### **Multi-Family**

Condominium/PUD Bldg(s)  
Mobile/Manufactured Home Park  
Garden/Low-Rise Apartment  
Student-Oriented Housing Apartment

#### **Office**

Condominium Bldg(s)  
Mixed Use-Office-Industrial  
Mixed-Use-Office-Retail-Multi-Family  
Condominium Unit(s)  
Mixed-Use-Office-Retail  
Office Building Low-Rise  
Office/Warehouse  
Mixed Use Office-Retail-Industrial  
Office Building-Mid-Rise  
Medical Office

#### **Retail-Commercial**

Car Wash-Full Service  
Service Station/Gas Station  
Street Retail  
Car Wash-Self-Service  
Tavern, Bar, Nightclub  
Historic Post Office  
Restaurant-Fast Food  
Vehicle Related-Dealership  
Restaurant-Full Service  
Vehicle Related-Lube Shop  
Convenience Store/Gas Station  
Mixed Use-Retail Office  
Restaurant-Limited Service  
Vehicle Related-Service & Repair Facility  
Mixed Use-Retail Office-Residential  
Restaurant-Sit Down  
Mixed Use-Retail-Residential

#### **Shopping Center**

Community Center  
Neighborhood Center  
Convenience/Strip Center  
Fashion/Specialty Center

#### **Special Purpose**

Airport/Airplane Hanger  
Hospital-Veterinarian  
Quarry  
Kennel  
Outdoor Sign  
Funeral Home  
Bowling Alley  
Religious Facilities  
Golf Courses

#### **Other**

Avigation Easement Appraisals  
Conservation Easement Appraisals  
Condemnation Appraisals  
Leased Fee Interest  
Leasehold Estate Interest