

QUALIFICATIONS – EUGENE M. (Gene) ZDROJEWSKI, JR. *(stroy-ev-ski)*



West Virginia Certified General Real Estate Appraiser, Certificate No. CG013
Certificate granted in 1991 and continuously renewed through 9/30/2027

Zdrojewski & Company
Real Estate Services
855 McQueen Boulevard
Saint Albans, West Virginia 25177-3752
Telephone: (304) 201-2221 (Land); (304) 553-2396 (Mobile)
Website: www.zdrojewskiappraisals.com
Email: gene@zdrojewskiappraisals.onmicrosoft.com

General Education

Bachelor of Science, Business Administration, West Virginia University, Morgantown, WV – 1968
Undergraduate Pilot Training, USAF, Laredo, TX – 1971

Basic Appraisal Education

American Institute of Real Estate Appraisers Course I-A (Basic Principles) - 1972
AIREA Course I-B (Capitalization) - 1973
AIREA Course II (Urban Properties) - 1974
AIREA Course VI (Investment Analysis) - 1975
AIREA Course VII (Industrial Properties) – 1975

Recent/Significant Continuing Education

The Appraisal of Shopping Centers - Mid-Atlantic School of Appraising - 1998
Analyzing Operating Expenses – Appraisal Institute – 2009
Forecasting Revenue – Appraisal Institute – 2015
Appraisal of Fast-Food Facilities – McKissock – 2015
Appraisal of Limited-Service Hotels – McKissock – 2016
Appraisal of Owner-Occupied Commercial Properties – McKissock – 2017
Appraisal of Land Subject to Ground Leases – McKissock – 2017
Limited Scope Appraisals and Appraisal Reports – McKissock – 2018
The Appraisal of 2-4 Unit Properties – McKissock – 2018
Appraising Medical Offices – Appraisal Institute – 2019
Appraising Automobile Dealerships – Appraisal Institute – 2019
Introduction to Commercial Appraisal Review – McKissock – 2020
Appraisal of Self Storage Facilities – McKissock – 2021
Appraisal of Industrial and Flex Building – McKissock – 2021
Residential Property Measurement and ANSA Z765 – McKissock – 2022
Market Disturbances – Appraisals in Atypical Markets and Cycles – McKissock – 2022
Appraisal of REO and Foreclosure Properties – McKissock – 2023
Commercial Land Valuation – McKissock – 2023
Intermediate Income Approach Case Studies for Commercial Appraisers – McKissock – 2023
Fair Housing, Bias, and Discrimination – McKissock – 2024

Best Practices for Completing Bifurcated and Hybrid Appraisals – McKissock -2024
Supervisor-Trainee Course for West Virginia – McKissock – 2025
GSE Appraisal Requirements and Guidelines – McKissock – 2025
Understanding Luxury Home Features – McKissock – 2025
2026-2027 7-hour National USPAP Continuing Education Course – McKissock – 2026
7-hour National Valuation Bias and Fair Housing Laws and Regulation – McKissock - 2026
West Virginia Appraisal Law – McKissock – 2026

Experience Summary – 56 years in real estate, 54 years in appraisal

Since 1981	Self Employed, Independent Fee Appraiser Doing business as Zdrojewski & Company
1971-1981	Self Employed, Independent Fee Appraiser associated with Estill & Greenlee, Inc. , Charleston, West Virginia
1970-1971	Mortgage Loan Representative – Commercial and Insured Multi-family Loans Thomas & Hill, Inc. (Mortgage Banking Firm), Charleston, West Virginia
1968-1976	West Virginia Air National Guard, Enlistee, Pilot Trainee, then First Pilot, C-119, 130 th Special Operations Group, Charleston, West Virginia
1964-1968	Undergraduate, West Virginia University, Morgantown, West Virginia

Professional Affiliations

Kanawha Valley Board of Realtors, Parkersburg (WV) Area Association of Realtors
Huntington (WV) Board of Realtors, Beckley (WV) Board of Realtors
West Virginia Association of Realtors, National Association of Realtors
Realtor@Emeritus status 6/2016 by the National Association of Realtors

Subscription Data and News Sources

Kanawha Valley (WV) MLS, Northeast Ohio (MLS-NOW) - includes Wood, Wirt, Pleasants Counties in
WV), Huntington, WV MLS and Beckley, WV MLS
Marshall & Swift Valuation Services (construction cost data)
RealtyRates.com (national cap rate and operating expense ratio survey)
Digital Courthouse.com (statewide land book entries)
Charleston Gazette and Huntington Herald (daily West Virginia newspapers)

Clients/Approved Appraiser Lists

City National Bank, Cross Lanes, WV
Community Bank Real Estate Solutions, Hickory, NC
Huntington Banks, West Virginia, Columbus, OH
Huntington Federal Savings Bank, Huntington, WV
Kanawha County, West Virginia, Board of Education
Samco Appraisal Management Co., Greenville, OH
U. S. Department of Interior
U. S. Department of Justice
WesBanco Bank, Inc., Jackson, OH
Williamstown Bank, Williamstown, WV
WV DOT Right of Way Division, Charleston, WV

Current Appraisal Practice

Vacant land, special use, commercial, industrial and investment property appraisals for property owners, buyers, sellers, prospective tenants, corporate real estate departments, condemning bodies, lawyers, accountants, trust departments and commercial loan departments of banks. I accept assignments in the Charleston, Huntington, Parkersburg, and Beckley, WV metro areas.