

**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 9/30/2023
- Certificate is renewed annually by October 1<sup>st</sup>, upon completion of required continuing education and submission of annual license fee
- Realtor®Emeritus

*Address*

Zdrojewski & Company  
Real Estate Services  
855 McQueen Boulevard  
Saint Albans, West Virginia 25177-3752  
Telephone: (304) 201-2221

Website: [www.zdrojewskiappraisals.com](http://www.zdrojewskiappraisals.com)  
Email: [gene@zdrojewskiappraisals.onmicrosoft.com](mailto:gene@zdrojewskiappraisals.onmicrosoft.com)  
[emzappraiser@icloud.com](mailto:emzappraiser@icloud.com)

*General Education*

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

*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  
Society of Real Estate Appraisers Course 440 (Professional Practice) - 1990  
WVAL&CB Appraisal Exam Review Course – 1991  
Credit for SREA COURSES 101, 102 AND 201, by completing AIREA Courses I-A, I-B and II and having passed the SREA R-2 Exam – 1978  
SREA Course 202 Applied Income Property Appraising (passed exam, did not attend) – 1988

*Recent/Significant Seminars Attended*

The Appraisal of Shopping Centers - Mid-Atlantic School of Appraising - 1998  
Analyzing Operating Expenses – Appraisal Institute – 2009  
Forecasting Revenue – Appraisal Institute – 2015

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### *Recent/Significant Seminars Attended-Continued*

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  
West Virginia Appraisal Law – McKissock – 2022  
Biennial USPAP Update (2022-23 cycle) – McKissock – 2022  
Residential Property Measurement and ANSA Z765 – McKissock – 2022  
Market Disturbances – Appraisals in Atypical Markets and Cycles – McKissock -  
2022

### *Experience Summary – 51 years in real estate, 50 years in appraisal*

I have extensive experience appraising vacant land, special purpose properties, right of ways, proposed and existing commercial, industrial and investment properties for a variety of purposes and client types in many counties in West Virginia and border counties in Eastern Ohio, Eastern Kentucky, and Southwest Virginia. (I now limit assignments to WV.)

Since 1981

Self Employed, Independent Fee Appraiser  
Doing business as Zdrojewski & Company  
Originally in Charleston and now located in Saint Albans, West Virginia

1971-1981

Self Employed, Independent Fee Appraiser  
Associated with Estill & Greenlee, Inc. (Real Estate Brokerage Firm)  
Charleston, West Virginia

1970-1971

Mortgage Loan Representative – Commercial and Insured Multi-family  
Thomas & Hill, Inc. (Mortgage Banking Firm)  
Charleston, West Virginia

1968-1976

West Virginia Air National Guard, Enlistee, Pilot Trainee, then eventually  
First Pilot, C-119, Charleston, West Virginia

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#### *Experience Summary - Continued*

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 for 40+ years of membership and service as an MLS board member from 1985 to 1987

#### *Subscription Data and News Sources*

Kanawha Valley (WV) MLS, MLS Now (Northeast Ohio - 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 Digital Daily 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  
U. S. Department of Interior  
U. S. Department of Justice  
WesBanco Bank, Inc., Jackson, OH  
WV DOT Right of Way Division, Charleston, WV

#### *Current Appraisal Practice*

I am engaged in private, solo, appraisal practice. Vacant land, special use, commercial, industrial and investment properties are the focus of my current practice. I have qualified as an expert witness in Federal and West Virginia Circuit Court jurisdictions. Past clients include individual property owners, buyers and sellers of real estate, prospective tenants, corporate real estate departments, condemning bodies, lawyers, accountants, bank trust departments and commercial loan departments of banks.