

QUALIFICATIONS OF RYAN R. BAILEY, MRED

Certified General Real Estate Appraiser | Expert Witness | Consultant

Bailey Valuation & Consulting, LLC | Updated June 3, 2026

Ryan R. Bailey is a Certified General Real Estate Appraiser and licensed real estate broker with over 25 years of experience in real estate valuation. For the past 17+ years, his practice has been dedicated almost exclusively to litigation-related appraisal assignments, with particular emphasis on matters requiring detailed analysis, defensible reporting, and expert support in contested settings.

Ryan is the founder and President of Bailey Valuation & Consulting, LLC, a Tempe, Arizona-based firm providing appraisal, appraisal review, litigation support, and consulting services to attorneys, government entities, appraisers, property owners, and private clients. He holds a Bachelor of Science in Business Administration and a Master of Real Estate Development (MRED) from Arizona State University.

A significant portion of Ryan's practice involves collaborative engagements with other senior, highly experienced appraisers. In these assignments, he may serve as a signing appraiser, in a support and analytical role, or as a consultant, depending on the needs of the engagement. Ryan also provides consulting services to attorneys and other market participants in matters that do not involve the preparation of an appraisal or appraisal review.

Ryan's appraisal practice is concentrated in litigation-related appraisal, appraisal review, and consulting assignments. His work includes condominium terminations, construction defect matters, condemnation and eminent domain, dissolution of marriage, detrimental property conditions and stigma analysis, standard-of-care appraisal review, retrospective valuation, property damage and diminution-in-value issues, and other matters requiring defensible valuation analysis in contested settings. He also contracts with the State of Arizona as a review appraiser for the Arizona Department of Insurance and Financial Institutions' appraisal licensing division.

Ryan founded Bailey Valuation & Consulting, LLC in April 2015. Ryan can be reached at:

Office	(480) 788-8275
Cell	(480) 226-3629
Email	ryan@baileyvaluation.com
Web	www.baileyvaluation.com
Address	4635 S. Lakeshore Drive, Suite 311 Tempe, AZ 85282

CURRENT LICENSES, CREDENTIALS, AND PROFESSIONAL AFFILIATIONS

- Certified General Real Estate Appraiser, Certificate No. 32040, State of Arizona
- Licensed Real Estate Broker, License No. BR518231000, State of Arizona
- FHA Appraisal Roster - Approved - AZ32040
- Associate Member, Appraisal Institute

REAL ESTATE BROKERAGE BACKGROUND

Ryan's Arizona real estate brokerage background includes licensure as a salesperson from 1999 to 2009, and as an Arizona Real Estate Broker since September 21, 2009. He has been affiliated with HomeSmart, LLC as an Associate Broker since March 21, 2019.

EDUCATION

- Master of Real Estate Development (MRED), Arizona State University, May 2008
- Bachelor of Science in Business Administration, Arizona State University, August 2006

APPRAISAL EXPERIENCE

President, Bailey Valuation & Consulting, LLC, 4635 South Lakeshore Drive, Suite 311, Tempe, Arizona 85282

May 2015 to Present

Contract Review Appraiser, Knowledge Services / Acro Service Corporation, State of Arizona Department of Insurance and Financial Institutions, 100 North 15th Avenue, Suite 261, Phoenix, Arizona 85007

August 2021 to Present

Appraiser, Dennis L. Lopez & Associates, Inc., 8631 South Priest Road, Suite 103, Tempe, Arizona 85284

June 2015 to October 2015

Appraiser, Sell & Associates, Inc., 4625 South Lakeshore Drive, Tempe, Arizona 85282

September 2008 to May 2015

President, Hometown Real Estate Appraisers, Inc., 2101 East Broadway Road, Suite 21, Tempe, Arizona 85282

February 2003 to September 2008

Appraiser, Mollen Appraisal Group, Inc., 5425 East Bell Road, Suite 104, Scottsdale, Arizona 85254

November 2002 to May 2003

Appraiser Trainee and Appraiser, Tri-City Appraisers, Inc., 2111 East Broadway Road, Suite 22, Tempe, Arizona 85282

February 2001 to November 2002

REPRESENTATIVE AREAS OF PRACTICE

- Litigation-related appraisal assignments
- Expert witness services and testimony
- Attorney consulting and litigation support
- Collaborative assignments with senior appraisers, including signing, support, and consulting roles
- Condominium terminations
- Construction defect matters
- Condemnation and eminent domain
- Dissolution of marriage assignments
- Detrimental conditions and stigma analysis
- Appraisal review and standard-of-care related matters
- USPAP-related appraisal review issues
- Review of opposing appraisal reports
- Highest and best use analysis
- Retrospective valuation

SUMMARY OF LITIGATION PARTICIPATION

Ryan Bailey has participated in the following cases:

- CV2004-010126 City of Tempe v. Singer
- CV2008-011414 Fisher Financial v. Logan R.E. Appraisal Service
- CV2007-053132 Ambatemarco v. Canterra at Squaw Peak CA Inc.
- CV2008-017001 Desert Hills Bank v. Security Mortgage Corporation / Norris Property Consultants, Inc.
- 76-417-00389-08 SUBR Banovac v. Pulte Homes Corp.
- CV2008-054616 Ferro et al. v. Pulte Homes
- AAA765270014210SUBR Moreno v. D.R. Horton et al.
- CV2007-052952 SC34, LLC v. Desert Mountain Master Assoc. et al.
- TX 206-000397 Anthem Golf, LLC v. Maricopa County
- CV2010-012419 National Bank v. DMLI Partners, LLC
- CV2010-054682 Bank of Arizona v. Pulley
- 2:11-bk-27322-CGC National Bank of Arizona v. Brewer
- CV2010-005362 Guaranty Bank & Trust v. Rancho Tuscana, LLC
- 12-bk-16548-JMM MV AZ LLC v. Moon Valley Country Club
- Arbitration Dugger et al. v. Richmond American Homes et al.
- CV2012-009493 BMO Harris Bank, N.A. v. Mahmood & Noon
- CV2010-080615 Guerrera v. Sawyer, Berg, Bonnell, Keller Williams
- CV2015-009886 Williams, Holcombe v. King, et al.

- AAA 01-24-0000-2039 Weber et al. v. Richmond American Homes AZ

SUMMARY OF TESTIMONY

Ryan Bailey has testified in the following matters:

- CV2016-054510 Sanders & Jackson v. Harris
- Arbitration - Soleil at Andersen Springs Condominium Termination
- Arbitration - San Riva Condominium Termination
- CV2022-005709 Barba & Botello v. Santiago, et al.
- Arbitration - Papago Springs Condominium Termination

PRESENTATIONS

- Nossaman and Gallagher & Kennedy Condemnation Summit XXX, October 27, 2023 - Condominium Terminations

CONTINUING EDUCATION AND PROFESSIONAL DEVELOPMENT

Appraisal Institute

- Professional's Guide to the Uniform Residential Appraisal Report, May 5, 2005
- Appraising Manufactured Housing, completed December 31, 2006
- FHA and The Appraisal Process, completed December 31, 2006
- 7-Hour Equivalent USPAP Update Course, completed December 28, 2006
- Online Business Practices and Ethics, completed December 28, 2006
- Online Eminent Domain and Condemnation, completed December 31, 2006
- Reviewing Residential Appraisals and Using Fannie Mae Form 2000, completed December 29, 2008
- Eminent Domain and Condemnation, completed December 31, 2008
- Business Practices and Ethics, completed December 30, 2008
- An Introduction to Valuing Commercial Green Buildings, completed January 30, 2011
- Advanced Internet Search Strategies, completed February 14, 2011
- General Appraiser Report Writing and Case Studies, completed June 26, 2013
- Business Practices and Ethics, completed July 14, 2015
- Quantitative Analysis, February 11-21, 2019
- Advanced Concepts & Case Studies, April 5-15, 2021
- 2022-2023 7-Hour National USPAP Update Course, April 26, 2022
- Appraiser's Guide to Expert Witnessing, completed July 30, 2024
- Expand Your Practice: Arbitration Do's and Don'ts, completed August 1, 2024
- Business Practices and Ethics, completed March 31, 2025

The Hagar Institute

- Persistent Appraisal Failures, February 8, 2017
- Condition Adjustments: How the Cost Approach Helps, February 9, 2017

Arizona School of Real Estate and Business

- Real Estate Disclosure Issues - Buyer & Seller Obligations, August 11, 2003
- Agency Law - Case Studies, August 11, 2003
- Real Estate Law: Residential Issues, August 12, 2003
- Arizona Fair Housing Law, August 12, 2003
- Agency Law - Protecting the Rights of the Buyer and Seller, August 13, 2003
- Commissioner's Rules I, August 13, 2003
- How to Write a Residential Lease; Wills & Trusts, August 14, 2003
- Real Property Valuation Course #103 (ABA 0102-33), September 10, 2004
- USPAP, March 29, 2005
- Uniform Residential Appraisal Report, October 28, 2005
- Money Market & Its Effect on Real Estate, July 9, 2007
- Real Estate Appraisal, July 10, 2007
- Understanding Business Ownership, Finance & Recordkeeping, July 11, 2007
- Commercial Financing, July 12, 2007
- Financing Documents, July 16, 2007
- Real Estate Taxation Financing, July 17, 2007
- FHA, VA & Conventional Financing, July 18, 2007
- Broker Math, July 19, 2007
- Real Estate Taxation Financing; Real Estate Office Management, July 23, 2007
- Closing & Settlement Sheets, July 24, 2007
- Land Development & Water Law, July 25, 2007
- Primary & Secondary Markets, July 26, 2007
- Acquisition of Title - Deed, July 30, 2007
- Ownership & Tenancies, July 31, 2007
- Real Estate Brokerage, August 1, 2007
- Contract Law, August 2, 2007
- Real Estate Statutes, August 6, 2007
- Real Property Tax, Government Regulations & Fair Housing, August 7, 2007
- Recording Evidence of Title; Legal Description, August 8, 2007
- Rules & Regulations, August 9, 2007
- Leasehold Estate & Residential Landlord Tenant Act, August 13, 2007
- Property Management, August 14, 2007

- Environmental Law & Bankruptcy, August 16, 2007
- Broker Management Clinic, June 6, 2008
- Fair Housing, August 10, 2011
- Agency Then and Now, August 17, 2011

Urban Land Institute

- Basic Pro-Forma Modeling Using Excel, January 15, 2008
- Advanced Pro-Forma Modeling Using Excel, January 17, 2008

ACADEMIC COURSEWORK AND APPRAISAL INSTITUTE COURSE EQUIVALENCY CREDIT

Arizona State University, MRED Program

- RED 591: Real Estate Development Principles, 2007 Fall
- RED 591: Market Segmentation / Analysis, 2007 Fall
- RED 591: Public Entitlement Process, 2007 Fall
- RED 591: Real Estate Site Analysis & Design, 2007 Fall
- RED 598: Comparative Analysis - In-Fill Housing, 2007 Fall
- RED 598: Income Analysis - Commercial / Retail, 2007 Fall
- RED 598: Retail Analysis - High-Density Mixed-Use, 2008 Spring
- RED 691: Real Estate Finance / Analysis, 2008 Spring
- RED 691: Real Estate Development Project Management, 2008 Spring
- RED 691: Advanced Real Estate Finance / Analysis, 2008 Spring
- RED 691: Contemporary Issues in Real Estate Development, 2008 Spring

Mesa Community College

- REA 179: Real Estate Principles I, 1995 Summer
- REA 180: Real Estate Principles II, 1995 Summer
- REA 284: Real Estate Appraisal, 1995 Summer
- REA 286: Advanced Real Estate Appraisal, 1995 Summer
- REA 288: Real Estate Investment Strategy, 1995 Fall
- REA 289: Advanced Real Estate Investment Strategy, 1996 Spring

Appraisal Institute Course Equivalency Credit (Course Credit Only)

General / Commercial Appraisal Coursework Equivalency Credit, July 2008

- Basic Appraisal Principles
- Basic Appraisal Procedures
- General Appraiser Income Approach, Part I
- General Appraiser Income Approach, Part II
- General Appraiser Sales Comparison Approach

- General Appraiser Site Valuation & Cost Approach
- General Market Analysis and Highest and Best Use
- General Appraiser Report Writing & Case Studies
- Real Estate Finance, Statistics, and Valuation Modeling

Advanced General Coursework Equivalency Credit, July 2008

- Advanced Income Capitalization
- General Market Analysis and Highest and Best Use

Residential Appraisal Coursework Equivalency Credit

- Basic Appraisal Principles (30 hrs)
- Basic Appraisal Procedures (30 hrs)
- Residential Market Analysis and Highest & Best Use (15 hrs)
- Residential Appraiser Site Valuation and Cost Approach (15 hrs)
- Residential Sales Comparison and Income Approaches (30 hrs)
- Real Estate Finance, Statistics, and Valuation Modeling (15 hrs)

PROFESSIONAL AFFILIATIONS AND ORGANIZATIONS

- Associate Member, Appraisal Institute
- National Association of Realtors
- Board of Realtors - SEVRAR, NAZ, WMAR, CAZBR