CF

Terrence Bilodeau

Texas Certified Residential Real Estate Appraiser
Clearfork Appraisals · Fort Worth, Texas

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PROFESSIONAL QUALIFICATIONS

In appraisal practice since 2011 and certified since 2013, with more than $4 billion in residential property appraised across the Dallas–Fort Worth market. Practice is limited to one-to-four unit residential property and residential land, consistent with the Certified Residential classification. Work is private-client and non-lender: engagements come from attorneys, certified public accountants, executors, fiduciaries and homeowners, who are the client of record.

LICENSURE AND CERTIFICATION

Texas Certified Residential Real Estate Appraiser — #1360232 ACTIVE

Texas Appraiser Licensing and Certification Board
Originally certified **September 19, 2013** · examination September 5, 2013 · current through **September 30, 2027**
No disciplinary action of record (ten-year search, September 4, 2026).

Texas Real Estate Broker — #0686157 ACTIVE

Texas Real Estate Commission
Originally licensed **March 28, 2017** · broker examination September 19, 2022 · current through **September 30, 2028**
No disciplinary action of record (ten-year search, September 4, 2026).

Supervisory Appraiser — Texas Appraiser Licensing and Certification Board

Qualified to supervise appraiser trainees. Texas Appraiser Trainee/Supervisory Appraiser Course completed 2015, renewed 2021.
Has supervised and trained **three appraisers** through the Texas trainee program.

SCOPE OF PRACTICE

One-to-four unit residential property and residential land, without regard to transaction value or complexity, as authorized by the Certified Residential classification. Assignments outside that scope are declined or referred.

Assignment types

- Estate and date-of-death valuation, including retrospective assignments
- Divorce and marital property division
- Expert witness and litigation support
- IRS gift tax (Form 709) and noncash charitable contribution (Form 8283)
- Ad valorem property tax protest
- Partial interest and fractional valuation
- PMI removal, pre-listing, and for-sale-by-owner
- Bankruptcy schedules, immigration, bail bond and surety collateral

Geographic coverage

Tarrant, Parker, Johnson and Hood counties, Texas. Assignments elsewhere in the Dallas–Fort Worth market are considered where competency and geographic familiarity permit.

Property experience

Historic homes in the urban core, mid-century and contemporary construction, condominiums, two-to-four unit residential, rural property on acreage, new construction, and luxury estates including valuations above $10 million.

EDUCATION

Bachelor of Business Administration, Marketing

University of Texas at Arlington · 2010

STANDARDS COMPLIANCE

Uniform Standards of Professional Appraisal Practice

7-Hour National USPAP Update Course completed **September 17, 2025** (2024–2025 edition).

Prior cycles: August 26, 2023 · July 29, 2021 · February 7, 2019 · September 7, 2017. 15-Hour National USPAP Course, February 10, 2011.

> All reports are prepared in conformity with USPAP and are developed to be intelligible to a reader other than the client — opposing counsel, an appraisal review board, a taxing authority, or a trier of fact.

APPRAISAL EDUCATION — 344 HOURS

180 hours qualifying education (2011–2013) and 164 hours continuing education (2015–2025). Selected coursework:

Litigation and professional standards

Introduction to Expert Witness Testimony for Appraisers (2017) · A Review of Disciplinary Cases (2017) · Be Compliant and Competitive with Restricted Appraisals (2019)

Estate and complex assignments

Performing Estate Appraisals (2025) · Complex Properties: The Odd Side of Appraisal (2023) · Land and Site Valuation (2023)

Analysis and measurement

ANSI, Home Measurement and the Power of Price-Per-Square-Foot (2019) · Adjustment Support for Residential Appraisers (2019) · Analyze This! Applications of Appraisal Analysis (2019) · Supporting Your Adjustments (2017) · Statistics, Modeling and Finance (2013)

Property types and construction

The Appraisal Landscape of Rural Residential Properties (2025) · Small Spaces, Big Impact — Appraising ADUs (2025) · New Construction Essentials: Luxury Homes (2025) · Residential Property Inspection for Appraisers (2025, 2017) · Understanding Luxury Home Features (2021) · Residential Construction and the Appraiser (2021) · Green Building Concepts for Appraisers (2021)

Lender and secondary market standards

Fannie Mae Appraisal Guidelines (2019, 2017) · REO Appraisal: Guidelines and Best Practices (2019) · Recognizing Mortgage Fraud and Its Effects (2019) · FHA Handbook 4000.1 (2015)

REAL ESTATE EDUCATION — 388 HOURS

Certified Luxury Home Marketing Specialist training, The Institute for Luxury Home Marketing (2022) · Real Estate Brokerage (2022) · Broker Responsibility (2026) · Residential Property Management (2018) · Real Estate Marketing, Advanced (2018) · Selected Topics in Farm and Ranch Real Estate (2024) · Intro to FEMA Flood Maps and Elevation Certificates (2018) · 1031 Like-Kind Exchanges (2017)

PUBLICATIONS

Authored within the preceding ten years, per Fed. R. Civ. P. 26(a)(2)(B)(iv). All published at clearforkappraisals.com.

- More Fields, Same Fee: The 3.6 Transition and Appraisal Pricing — Field Notes, September 2026
- Adding a Child to the Deed in Texas: What It Actually Is — 2026
- Selling a House to Family Below Market Value: The Discount Is a Gift — 2026
- Gift Tax Appraisal and Form 709: Why You Still Need One — 2026
- UAD 3.6 and the New URAR: What Changes November 2, 2026 — 2026
- Value Acceptance, Hybrid and Desktop Appraisals — 2026
- Reconsideration of Value: How the ROV Process Works — 2026
- ANSI Z765-2021: How Appraisers Measure Square Footage — 2026

TESTIMONY AND COMPENSATION

A list of all cases in which I have testified as an expert at trial or by deposition during the preceding four years is available on request, as contemplated by Fed. R. Civ. P. 26(a)(2)(B)(v). A fee schedule for consultation, deposition and trial testimony is furnished on request and is not contingent on the opinion reached or the outcome of the matter.