Andrew Woods

(303)-574-0745 | kernsappraisal@msn.com

PROFESSIONAL SUMMARY OF QUALIFICATIONS

Certified Residential Real Estate Appraiser in the state of Colorado, License #CR200001942

Coverage Areas: Jefferson, Denver, Adams, Broomfield, Arapahoe, Douglas, Weld, Larimer, Boulder, Gilpin, and Clear Creek counties

PROFESSIONAL WORK EXPERIENCE

Certified Residential Appraiser. February 2026- Present

- Gained the experience, education, and passed the state exam required to become a Certified Residential Appraiser in the State of Colorado.

Licensed Appraiser, August 2019- January 2026

- Appraised residential properties including single family homes, 2-4 unit income properties, condominiums, vacant land/lots, and townhomes

Trainee Appraiser, September 2017- July 2019

APPRAISAL EMPHASIS

- Mortgage Lending: Appraised residential properties for a variety of lending clients, primarily those lenders that sell loans to Fannie Mae.
- Attorney Services: Appraised residential properties for dissolution of marriage and estate planning purposes. I have experience testifying as an expert witness in court.

EDUCATION

B.A. in Economics, Colorado State University, Fort Collins, CO
Minor: Business Administration
Graduation Date: May 2015

150 Hour Appraisal Licensure Education through Mckissock Learning
80 Hour Certified Residential Appraiser Education through Mckissock Learning

As a Certified Residential Appraiser in the state of Colorado, I am required to perform 28 hours of continuing education every 2 years to renew my appraisal licensing. This continuing education includes a biennial 7-hour USPAP course.

I carry E&O Insurance as required by state law: Policy #NAX40PL104370-00

EXPERT WITNESS TESTIMONY EXPERIENCE:

Jefferson County Case #2023DR000400 January 17, 2024
Jefferson County Case #23DR31297 June 26, 2024
Denver County Case#24DR30851 September 24, 2025

Andrew Woods

(303)-574-0745 | kernsappraisal@msn.com

Andrew W Woods
7866 W 8th Avenue
Lakewood, CO 80214

State of Colorado
Department of Regulatory Agencies
Division of Real Estate

Board of Real Estate Appraisers

Andrew W Woods

Certified Residential Appraiser

COPY

Director: Marcia Waters

License #: CR200001942
Status: Active
Expires: 12/31/2027

For the most up to date information regarding this credential, visit http://dora.colorado.gov/dre