



## Jack Young, ASA, CPA

### *Curriculum Vitae*

Jack Young helps Attorneys, BV Appraisers and CPAs with values they can depend on. He is an Accredited Senior Appraiser (ASA) of the American Society of Appraisers in Machinery and Equipment (MTS) as well as Appraisal Review & Management (ARM); he is also a Certified Public Accountant (CPA) and was awarded Master Personal Property Appraiser (MPPA) designation from the National Auctioneers Association Education Institute. Jack worked for many years as an auctioneer and auction manager of business assets, machinery and equipment. His experience in auditing, accounting, financial analysis and auctioneering provides a strong base for the asset valuation concepts embraced by the Uniform Standards of Professional Appraisal Practice (USPAP) and the appraisal industry today.

Jack has served as Chapter President of the Northern California Chapter of the American Society of Appraisers and as Chair of the International Appraisal Review & Management (ARM) subcommittee of the American Society of Appraisers. He currently serves on the Northern California Chapter of the American Society of Appraisers Board as ARM Director and on the Board of Examiners with the American Society of Appraisers.

Jack was a contributor to the 4th edition of *Valuing Machinery & Equipment: The Fundamentals of Appraising Machinery & Technical Assets* (2020) and addressed the California Board of Equalization on the valuation of wine tanks as an invited participant in a panel discussion: *Assessment of Personal Property & Fixtures: Ensuring Accurate & Consistent Valuations & Application Methods*.

Jack received his B.S. Accountancy, Arizona State University, in 1988. While in college, he worked at the local mid-sized regional CPA firm Price, Kong & Company preparing monthly financial statements and performing tax work. Upon graduation Jack joined the audit department of international CPA firm KPMG in their Sacramento, California office. As a senior auditor, he worked primarily in the industries of banking, insurance, manufacturing, food processing and distribution. Subsequent to KPMG, Jack was a financial analyst in the insurance and financial services industries.

### **Published Works**

Appraisals in the Time of Time of Pandemic, *Special Report for Valuation in Pandemic*, Beijing Society of Appraisal (in Chinese translation) May 2020

3 Red Flags in Machinery & Equipment Appraisal Reports, *Journal of the International Machinery & Technical Specialties of the American Society of Appraisers*, Vol 35 [3] 2020

Appraisal Review and Why It Matters, *Journal of the International Machinery & Technical Specialties of the American Society of Appraisers*, Vol 35 [2] 2019

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Appraisal Review, USPAP and Clarity, *Journal of the International Machinery & Technical Specialties of the American Society of Appraisers*, Vol 35 [1] 2019

*Appraisal Review: What It Is, What It's Not—And Why It Matters*, *Business Valuation Review*, Volume 37 [4]: 2018

*Gauging Competency in Appraisal Review*, *Journal of the International Machinery & Technical Specialties of the American Society of Appraisers*, Volume 33 [4]: 2017

*The "Art" of Appraising?* *Journal of the International Machinery & Technical Specialties of the American Society of Appraisers*, Volume 33 [3]: 2017

*Case Study: Appraisers for Acquisition Accounting*, *International Research Journal of Applied Finance*, March 2015

*Appraising Unique Equipment Types*, *The Receivership News*, *Journal of California Receivers Forum*, Spring 2014

*The Basics of Equipment Valuation*, *The Family Law Counselor*, *Journal of the Sacramento County Bar Association Family Law Section*, May 2014

*Appraising Equipment for Retail Propane Companies*, *Journal of the International Machinery & Technical Specialties of the American Society of Appraisers*, Volume 29 [1]: 2013

*Considering Absorption in Equipment Valuations*, *Auctioneer: The Official Publication of the National Auctioneers Association*, May 2012

*Using the Cost Approach for Equipment Appraisals*, *Auctioneer: The Official Publication of the National Auctioneers Association*, May 2011 Cover Story

*Machinery and Equipment Appraisals: They're all about Levels of Trade*, *Auctioneer: The Official Publication of the National Auctioneers Association*, January 2011

*An Overview of the California Air Resources Board Diesel Regulations*, *Journal of the International Machinery & Technical Specialties of the American Society of Appraisers*, Volume 26 [2] 2010

Please visit <http://www.norcalvaluation.com/blog/> for additional articles on a variety of topics.

### Presentations

*All Wine Tanks are not Created Equal*, *American Society of Appraisers International Conference [virtual]*, October 2020

*Assessment of Personal Property & Fixtures: Ensuring Accurate & Consistent Valuations & Application Methods*, *California Board of Equalization panel discussion*, December 2019

*Most Common Appraisal Errors: Personal Property*, *CA Alliance of Taxpayer Advocates Conference*, Dana Point CA, December 2018

*Appraisal Review: What It Is, What It's Not, and Why It Matters*, *CalCPA Forensic Joint Section Meeting*, Brisbane CA, October 2018

*Appraisal Reports & Expert Testimony for Property Tax Appeals*, *American Society of Appraisers International Conference*, Anaheim CA, October 2018

*Appraisal Review: What It Is, What It's Not, and Why It Matters*, *CalCPA Forensic Section*, Sacramento CA, May 2018

*Machinery and Equipment Appraisals in Family Law*, *Family Law Section*, *Sacramento Bar Association*, April 2014

*Machinery and Equipment Appraisals: It's all about levels of trade*, *CalCPA, Business Valuation Section*, Oakland CA, August 2013

*Accounting Issues and Machinery and Equipment Appraisals*, *Northern Arizona University, The W.A. Franke College of Business*, Flagstaff AZ, Guest Lecturer Advanced Accounting Case Studies class, October 2012

*Machinery and Equipment Appraisals and the Auction Process in the Context of a Liquidation Valuation*, *CalCPA Litigation Support Committee*, Sacramento CA, February 2012

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## Classes Developed and Taught

AR202: *Appraisal Litigation Services*, American Society of Appraisers, ARM subcommittee

ME 212: *Appraisal Report Writing for Machinery & Equipment*, American Society of Appraisers, MTS subcommittee

AR 201: *Introduction to Appraisal Review & Management*, American Society of Appraisers, ARM subcommittee

AR 204: *Appraisal Review & Management Overview*, American Society of Appraisers, ARM subcommittee

AR 208: *Appraisal Review Report Writing*, American Society of Appraisers, ARM subcommittee

## Credentials

Accredited Senior Appraiser in Machinery & Equipment and Appraisal Review and Management (MTS, ARM-MTS), American Society of Appraisers

Certified Public Accountant, California Board of Accountancy (Active)

Master Personal Property Appraiser (MPPA), awarded by National Auctioneers Association (Awarded 2009) – Inactive

## Education, Awards and Other

2020 Appointed to Board of Examiners, American Society of Appraisers

2015 Background security check to perform valuation work for Internal Revenue Service, US Department of Treasury

2015 ARM204: Appraisal Review and Management, Advanced Topics and Case Studies, San Francisco, ASA

2014 ARM201: Introduction to Appraisal Review and Management, Los Angeles, ASA

2014 Successful and Effective Expert Witness, San Francisco, ASA

2014 PROPTX 311: Appraising Machinery & Equipment for Property Tax Purposes, Los Rios Community College, Sacramento, CA

2013 Appraiser as Expert Witness, San Francisco, ASA

2013 CARB Regulations and Appraising Diesel Equipment, Oakland, CA, ASA and CARB

2013 Ethics for CPAs, CalCPA

2013 Appraisals of Inventories, Manhattan Beach, ASA

2011 ME207: Advanced Cost Approach, San Francisco, ASA

2010 ME215: Performing Machinery and Equipment Valuations for Financial Reporting Purposes

2009 ME204: Machinery and Equipment, Advanced Topics and Case Studies, ASA

2009 ME203: Machinery and Equipment, Advanced Topics and Case Studies, ASA

2008 ME202: Machinery and Equipment Valuation Methodology, ASA

2008 ME201: Introduction to Machinery and Equipment Valuation, ASA

2007 Appraiser as Expert Witness, National Auctioneers Association Education Institute

2002 Reppert School of Auctioneering, Auburn IN

1990 Auditing Financial Institutions, KPMG, Los Angeles CA

1988 Arizona State University, W.P. Carey School of Business, Tempe AZ: BS, Accounting

1985 Outstanding Pledge, Beta Alpha Psi accounting fraternity, Northern AZ University, Flagstaff AZ

1980 Abraham Baldwin Agricultural College, Tifton GA: General Agriculture

1979 Peach County High School, Fort Valley GA: Diploma

**USPAP:** I am in compliance with the American Society of Appraisers' mandatory USPAP requirements.

## Professional Experience

- 2008–Current     **Principal Equipment Appraiser/Owner:** NorCal Valuation Inc., Winters CA  
Provide unbiased USPAP-qualified equipment appraisal and appraisal review for litigation, due diligence, business combinations, family law, insurance disputes, estate and gift, charitable gifts, borrowing and lending, bankruptcy, and other purposes.
- 2006–2008       **Auction Representative:** Bar None Auctions, Sacramento CA  
Appraised machinery and equipment for the appropriate liquidation value. Primarily worked with construction firms, fleet owners, municipalities and machinery dealers. Developed protocol for webcast and online auction services, acquired software and integrated online auctions into existing live auction format.
- 2003–2006       **Auction Manager:** West Auctions, Woodland CA  
Appraised business assets, commercial trucking, agriculture, printing and manufacturing equipment for appropriate liquidation value. Prepared items for auction and develop auction budgets. Marketed auctions locally, nationally and internationally using a wide range of media. Expanded online auction functionality to accommodate multiple lot/multi-location auctions. Worked with financial intuitions, Court Appointed Trustees and Receivers, and private parties to develop successful auction strategies primarily for online auctions.
- 2002–2011       **Principal/Owner:** Maximum Benefit Auctions, Winters CA
- 2001–2003       **Independent Auctioneer and Ringman:** various Northern California auction firms
- 1995–2001       **Financial Analyst:** Freedom from Hunger, Davis CA  
Established and maintained financial and loan performance reporting systems from micro-credit field locations in Latin America, Asia and Africa for reporting to donors.
- 1991–1995       **Operations Manager:** Sutter Preferred Insurance Administrators, Sacramento CA  
Supervised billing department for third party administrator of employer sponsored self-insured health plans and Health and Life Insurance Company.
- 1988–1991       **Senior Auditor:** KPMG, Sacramento CA  
Managed planning and execution of audit engagements primarily in the industries of banking, insurance, manufacturing, agriculture and distribution.
- 1986–1988       **Staff Accountant:** Price Kong & Company, Phoenix AZ  
Acted as principal contact with clients preparing monthly financial statements and all related tax returns, primarily in the industries of food service, hospitality and manufacturing.

## Summary of Industry Specific Equipment Appraisal Experience

Construction, Trucking and Transportation, Agricultural Production and Food Processing, Manufacturing, Woodworking, Glass, Optical, Metalworking, Tools & Production Shop, Commercial Printing, Mining & Aggregate, Restaurant, Retail & Grocery, Golf Course, Landscape & Fitness

## Summary of Appraisal Intended Uses

Litigation, business combination/buy-out, purchase price allocation, family law, Ad Valorem tax appeal, eminent domain, property damage, estate and gift, insurance dispute and loss claims

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### Representative Clients & Report Users

#### Law Firms

Akin Gump Strauss Hauer & Feld LLP  
Bowman & Brooke LLP  
Carter Dougherty, McGuire & Keiley  
Daniel L. Helbert Law Corp.  
David Ostiller Law  
Dianne Drew Butler & Associates Inc.  
Downey Brand LLP  
Goss & Goss  
Kauffman Reid PLLC  
Lewis Brisbois Bisgaard & Smith LLP  
McDonald Carano Law Firm  
Pagliero & Associates PC  
Pahl & McCay, PLC  
Reid Collins Tsai LLP  
Sally Callahan, Esq.  
Sedgwick LLP  
Shore, McKinley & Conger LLP  
Weintraub Tobin  
Winn & Winn  
Various US Bankruptcy Attorneys

#### Agencies, Municipalities & Courts

##### California

City of Winters  
Colusa County Superior Court  
Merced County Superior Court  
Monterey County Superior Court  
Placer County Superior Court  
Sacramento County Assessor's Office  
San Mateo County Superior Court  
Yuba County Assessor's Office

##### Other

Internal Revenue Service  
US Bankruptcy Court  
Canyon County District Court, ID  
Thurston County Assessor's Office, WA

#### Accountancy Firms

Bianchi, Kasavan & Pope LLC  
Black & Company Inc.  
Campbell Taylor & Company  
Deloitte  
Iacopi, Lenz & Co. Accountancy Corporation  
Kemper CPA Group LLC  
Kenneth Frank Accountancy  
KPMG  
Landucci Bick Matter & Johnson  
Tamiyasu Smith Horn & Braun  
Ullrich & Delevati  
Williams & Olds

### Expert Witness Testimony Provided

*Appraisal reports for other assignments may have been entered into evidence in other cases without my knowledge.*

#### Joe's Logistics Inv v. Riverview International Trucks LLC, et al

34-2014-00158889-CU-FR-GDS  
Sacramento County Superior Court  
Report dated 5/18/2016 • Deposition 10/2/2018

#### Moser v. Navistar International

4:17-cv-598  
United States District Court for the Eastern District of Texas  
Amos L. Mazzant II, Presiding Judge  
Report dated 7/26/2018 • Deposition 9/20/2018

#### Jackson Hop LLC v M&R Sheetmetal

CV-2013-11147  
Canyon County District Court, ID  
Chris Nye, Presiding Judge  
Report dated 9/6/2016 • Deposition only

#### Sharma v. Pandit, et al.

CVCS-14-1092  
Colusa County Superior Court  
Report dated 2/26/2016 • Deposition only  
Settled

#### Angelakis v. Hennigan, et al

CV 002289  
Co. of Merced Superior Court  
Donald J. Proietti, Presiding Judge  
Report dated 12/6/2013 • Court testimony 1/22/2014

#### GE Capital v. Pacful, et al

CIV 507350  
San Mateo Co. Superior Court  
Report dated 1/5/2014 • Deposition only  
Settled

#### Knight v. Quiznos

M88951  
Monterey Co. Superior Court  
Robert Moody, Presiding Judge  
Report dated 1/14/2014 • Deposition only