

**KEVIN J. KERNS- LICENSED APPRAISER**

AL40025176

8261 Brentwood Court, Arvada, CO 80005

303-574-0745

[kernsappraisal@msn.com](mailto:kernsappraisal@msn.com)

**EXPERIENCE**

**SEPTEMBER 13, 2002 - PRESENT: LICENSED APPRAISER**

\*Appraise all types of residential properties including single family, 2-4 family, condominiums, vacant land/lots, and town homes.

**AUGUST 2001 - SEPTEMBER 2002: REGISTERED APPRAISER**

**APPRAISAL EMPHASIS**

**MORTGAGE LENDING:** The majority of my mortgage lending work has been with Credit Unions, individual homeowners, and real estate agents. I do not appraise for Appraisal Management Companies (AMC's) and do not perform FHA or VA appraisals.

**ATTORNEY SERVICES:** Since January 2010, I have performed hundreds of appraisals for Estate Planning purposes, dissolution of marriage, civil partition, and bankruptcy cases. I have testified in Jefferson, Elbert, Arapahoe, Adams, Denver, Gilpin, Douglas, Broomfield, and Boulder County Courts. I also provide valuation services to the Loss Prevention Departments of many of my Credit Union Clients.

**APPRAISAL SPECIALIZATION**

In addition to performing appraisals on all types of residential properties and land, I specifically specialize in front range acreage horse properties and close-in mountain properties. I lived on a 2.5-acre horse property from 2003 – 2016 and understand the challenges these types of properties present to an appraiser. I have appraised in nearly every mountain subdivision between Bailey and Red Feather Lakes. These properties are typically more complex, and more difficult to accurately appraise, than homes located in tract housing subdivisions and neighborhoods.

**EDUCATION**

MBA, University of Denver, Denver, Colorado, June 1991.

Emphasis Area: Operations Research GPA: 4.0 Member: Beta Gamma Sigma

Master of Education, Montana State University, Bozeman, Montana, August 1987.

Emphasis Area: Adult and Higher Education GPA: 3.92

Bachelor of Music Education, University of Southern California, Los Angeles, California, May 1986 GPA: 3.91 Summa cum Laude

Graduate of Wheat Ridge High School, 1981. Valedictorian

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

I carry E&O Insurance: AAI004351-01 in accordance with state law.

**Testimony History:**

Jefferson County Case #09DR3039: June 8, 2010  
Jefferson County Case #2010DR2738: July 1, 2011  
Elbert County Case #2012DR73: April 26, 2013  
Jefferson County Case #2014DR30326: March 19, 2015  
Boulder County Bankruptcy Court: March 19, 2015  
Arapahoe County Case #15DR3064 February 8, 2016  
Jefferson County Case #2015DR30899 May 13, 2016

Arapahoe County Case #15DR30805 May 26, 2016  
Jefferson County Case #15DR30902 July 1, 2016  
Arapahoe County Case #2015DR31163 July 26, 2016  
US Bankruptcy Court Case #15-23141 HRT August 4, 2016  
Adams County Case #2016DR30086 September 21, 2016  
Arapahoe County Case #15DR31028 January 31, 2017  
Jefferson County Case #16DR30003 May 10, 2017

Denver County Case #2017DR102 June 1, 2017  
 Denver County Case #2016DR003050 September 20, 2017  
 Arapahoe County Case #2016DR30527 December 11, 2017  
 Arapahoe County Case #17DR30430 December 21, 2017  
 Jefferson County Case #17DR30141 January 4, 2018  
 Elbert County Case #17DR28 January 17, 2018  
 Adams County Case #17DR1237 February 9, 2018  
 Arapahoe County Case #2017DR1173 April 4, 2018  
 Adams County Case #17DR30618 June 11, 2018  
 Boulder County Case #2017DR30212 July 25, 2018  
 Gilpin County Case #2015DR000029 August 7, 2018  
 Boulder County Case #18DR30158 October 25, 2018  
 Douglas County Case #17DR30184 February 26, 2019  
 Douglas County Case #2017DR30617 July 29, 2019  
 Douglas County Case #18DR30026 August 27, 2019  
 Adams County Case #2019DR30664 September 2, 2020  
 Elbert County Case #2019DR30061 September 25, 2020  
 Boulder County Case #2020DR30005 November 11, 2020  
 Jefferson County Case #2019DR30769 February 9, 2021  
 Douglas County Case #2019DR30738 March 8, 2021  
 Federal Bankruptcy Case #19-20642-CDP March 9, 2021  
 Jefferson County Case #2020DR30591 April 16, 2021  
 Broomfield County Case #2020DR30093 April 16, 2021  
 Jefferson County Case #2020DR30090 August 27, 2021  
 Arapahoe County Case #2020DR31705 August 31, 2021  
 Arapahoe County Case #2020DR31650 October 6, 2021  
 Adams County Case #2021DR30307 December 14, 2021  
 Arapahoe County Case #20DR31927 January 18, 2022  
 Jefferson County Case #21DR030000 March 11, 2022  
 Denver County Case #2021DR30940 April 20, 2022

Jefferson County Case #2021DR992 May 23, 2022  
 Elbert County Case #2021DR33 June 1, 2022  
 Adams County Case #2021DR030514 June 21, 2022  
 Douglas County Case #2021DR30601 June 28, 2022  
 Adams County Case #2021DR030514 June 30, 2022  
 Jefferson County Case #2021DR30725 August 2, 2022  
 Douglas County Case #20DR30951 August 30, 2022  
 Adams County Case #2022DR30130 January 9, 2023  
 Arapahoe County Case #2022CV030091 January 10, 2023  
 Adams County Case #20DR001935 January 17, 2023  
 El Paso County Case #2022DR30580 February 8, 2023  
 Arapahoe County Case #2022DR30312 February 9, 2023  
 Jefferson County Case #2022DR30235 February 9, 2023  
 Denver County Case #21DR30026 March 20, 2023  
 Jefferson County Case #2022DR752 April 25, 2023  
 Jefferson County Case #2021CV30603 May 4, 2023  
 Arapahoe County Case #2021DR31386 June 20, 2023  
 Adams County Case #22DR30074 June 29, 2023  
 Boulder County Case #2022DR30374 September 21, 2023  
 Adams County Case #2022DR31439 September 26, 2023  
 Summit County Case #2021CV30149 December 6, 2023  
 Boulder County Case #2022DR30298 December 20, 2023  
 Arapahoe County Case #2023DR30876 December 28, 2023  
 Broomfield County Case #2023DR030058 January 3, 2024  
 Denver County Probate Case #21PR115 January 29, 2024  
 Denver County Case #23DR30109 June 3, 2024  
 Jefferson County Case #2023DR30604 June 12, 2024  
 Adams County Case #2024DR000355 November 12, 2024  
 Adams County Case #22DR30904 December 4, 2024  
 Arapahoe County Case #2023DR31528 January 22, 2025

Kevin James Kerns  
 8261 Brentwood Ct  
 Arvada, CO 80005

**State of Colorado**  
 Department of Regulatory Agencies  
 Division of Real Estate



COPY

Board of Real Estate Appraisers  
  
 Kevin James Kerns  
 Licensed Appraiser

**License #: AL40025176**  
**Status: Active**  
**Expires: 12/31/2025**

  
 Director: Marcia Waters



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