



**Contact Information**  
Timeless Appraisal Partners  
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## COMPANY PROFILE

### Firm Overview

Timeless Appraisal Partners is an independent commercial real estate appraisal firm providing credible, well-supported valuation services to financial institutions, government agencies, attorneys, and private clients. The firm specializes in complex appraisal assignments requiring strict adherence to USPAP, Interagency Appraisal and Evaluation Guidelines, and, when applicable, UASFLA (Yellow Book) standards.

Established in 2017, Timeless Appraisal Partners is known for delivering analytically sound, clearly documented appraisal reports that withstand internal review, third-party review, and regulatory scrutiny. Every assignment receives senior-level involvement, ensuring consistency, accountability, and compliance with lender requirements.

Primary market focus is the State of Hawai'i, with appraisal services provided across all islands and a deep familiarity with local zoning, regulatory frameworks, and market conditions. Appraisal services are also provided in Utah and Washington for clients requiring consistent valuation standards across multiple jurisdictions.

### Scope of Appraisal Services

Timeless Appraisal Partners provides appraisal services for a wide range of commercial and special-purpose real estate, including:

- Office, retail, industrial, and mixed-use properties
- Agricultural land and rural holdings
- Condominium and multi-parcel properties
- Easements, partial acquisitions, and right-of-way interests
- "As-is," "as-vacant," and before-and-after valuations
- Market value, fair value, and federally defined value assignments

Assignments frequently involve complex property rights, zoning considerations, or regulatory overlays requiring narrative-level analysis.

### Professional Standards & Independence

All appraisal services are performed in compliance with the Uniform Standards of Professional Appraisal Practice (USPAP) and applicable banking regulations. Services are conducted objectively and without bias, using information believed to be accurate and reliable. Appraisal engagements are completed independently, without any predetermined value conclusion or result, and in full adherence to professional and ethical standards. Timeless Appraisal Partners is committed to the highest levels of professionalism, integrity, and independence in all valuation services.



**Curtis Thygerson, MAI**

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## **LICENSING**

Certified General Appraiser, State of Hawaii, License No. CGA-1570  
Certified General Appraiser, State of Washington, License No. 23023953  
Certified General Appraiser, State of Utah, License No. 10605090-CG00

## **PROFESSIONAL DESIGNATION**

MAI Designation – Appraisal Institute Requirements fulfilled for MAI designation include:

- Demonstrate good moral character
- Earn a four-year degree from an accredited university
- Receive credit for 4,500 hours of specialized experience
- Pass the two-day, four module, AI General Comprehensive Exam
- Receive credit for advanced coursework
- Complete Demonstration Report

Yellow Book Certification, McKissock

## **EDUCATION**

B.S., Finance, Southern Utah University, 2020

## **EXPERIENCE**

Supervisory staff appraiser at HDOT, Hawaii	Oct 2024 to Present
Principal of Timeless Appraisal Partners, Ewa Beach, HI	2023 to Present
Appraiser at Mathews Appraisal, Las Vegas, Nevada	2020 to 2023

Experience includes analysis and valuation of: easements, hotels, apartments, retail centers, office complexes, industrial buildings, all types of vacant land, farms, and a wide range of special use properties.

## **SERVICE AREAS:**

Hawaii, Washington and Utah

**COURSE WORK:**

SUU	Real Estate Finance
SUU	Financial Institutions and Markets
SUU	Investments
SUU	Managerial Finance I & II
McKissock	General Appraiser Income Capitalization
McKissock	Market Analysis Highest and Best Use Analysis
McKissock	General Appraiser Site Valuation and Cost Approach
McKissock	General Appraiser Sales Comparison Approach
McKissock	Expert Witness for Commercial Appraisers
McKissock	Advanced Market and Highest and Best Use
McKissock	National USPAP Course
McKissock	Commercial Appraisal Review
McKissock	Statistics, Modeling and Finance
Appraisal Institute	Advanced Income Capitalization Approach
Appraisal Institute	Quantitative Analysis
Appraisal Institute	Advanced Concepts and Case Studies
Appraisal Institute	Advanced Market Analysis and HBU

**TYPES OF PROPERTIES PREVIOUSLY APPRAISED:**

Hotels	Taverns	Automobile Dealerships
Multi-Family	Gas Stations	Restaurants
Retail Centers	Convenience Stores	Agricultural
Professional Office	Right-of-Ways	Residential Subdivisions
Medical Office	Water Rights	Easements
Industrial	LIHTC	Proposed Construction
Vacant Land	Market Feasibility Studies	Single Family Residential

**PURPOSES OF APPRAISALS:**

- Real Estate Lending
- Asset Monitoring
- Real Estate Tax Considerations
- Estate Management
- Condemnation
- Acquisitions
- Dispositions
- Divorce Settlements
- Various Other Litigation Purposes