

# Shelby L. Lyons

316 US Rt 66 E  
Waynesville, MO 65583  
(573) 774-3963  
shelby.lyons@moprop.com

## EXPERIENCE

### **Missouri Property Appraisal, Waynesville MO — *Certified Residential Real Estate Appraiser***

MONTH 2018 - PRESENT

Compute final estimation of property values, taking into account such factors as depreciation, replacement costs, value comparisons of similar properties, and income potential.

Evaluate land and neighborhoods where properties are situated, considering locations and trends or impending changes that could influence future values.

Examine the type and location of nearby services such as shopping centers, schools, parks, and other neighborhood features in order to evaluate their impact on property values.

Inspect properties to evaluate construction, condition, special features, and functional design, and to take property measurements.

Obtain county land values and sales information about nearby properties in order to aid in establishment of property values.

Prepare written reports that estimate property values, outline methods by which the estimations were made, and meet appraisal standards.

## SKILLS

Data Analysis

Computer/Tech.

Communication

Documentation

Critical Thinking

Articulate

## AWARDS

**Alpha Sigma Lambda  
National Honor Society**

## LANGUAGES

English

## EDUCATION

### **Columbia College, Rolla MO — Bachelor of Arts**

November 2019 - April 2021  
GPA: 3.8

English Education Major

English Literature Minor

Additional focus in Environmental Sciences

### **Columbia College, Rolla — Associate of Arts**

MONTH 2014 - MONTH 2019

English Education Major

English Literature Minor

Additional focus in Environmental Sciences

