



JOHN S. BALDWIN

SRA | AI-RRS

Principal & Chief Appraiser

John Baldwin Real Estate, LLC | GA Appraiser

John@GAAppraiser.com

(770) 315-2572

GAAppraiser.com

Metro Atlanta & North Georgia

PROFESSIONAL PROFILE

Residential valuation professional with experience dating to 2007 and principal of John Baldwin Real Estate, LLC. The firm provides independent residential appraisal, review, and consulting services for estate, retrospective, divorce, diminution-in-value, complex-property, relocation, new-construction, and lending assignments. Work is developed for attorneys, CPAs, fiduciaries, builders, relocation professionals, lenders, and private clients.

CORE PRACTICE

- Estate, probate & retrospective valuation
- Divorce, litigation & expert support
- Diminution in value & construction defects
- Complex, luxury & acreage properties
- New construction, plans & specifications
- Appraisal review, relocation & IRS-related valuation

CREDENTIALS

- SRA and AI-RRS Designated Member, Appraisal Institute
- Georgia Certified Residential Appraiser - GACR 325573
- VA and FHA/HUD Approved Appraiser
- Georgia Real Estate Salesperson - 385121
- Residential appraisal experience since 2007

PROFESSIONAL EXPERIENCE

2007 - Present

Principal & Chief Appraiser

John Baldwin Real Estate, LLC | GA Appraiser - Metro Atlanta and North Georgia

2011 - 2012

National Residential Review Appraiser

Bank of America - Representations & Warranties, Claims Management

2010

Residential Valuation Professional

LPS - Capital Markets

2007 - 2009

Review Appraiser / Residential Appraiser

The Benchmark Group - Marietta, Georgia

LITIGATION & EXPERT SUPPORT

John S. Baldwin has provided valuation and consulting services in matters involving alleged construction defects, diminution in value, and estate-related disputes. He has been retained as an expert in residential valuation matters and has experience providing deposition testimony and written expert opinions in Georgia.

PROFESSIONAL LEADERSHIP & AFFILIATIONS

- Appraisal Institute, Government Relations Committee - Vice Chair (2011-2012); Member (2025-Present)
- Georgia Appraisers Coalition - Vice President (2011-2012)
- Collateral Risk Network (CRN) - Member (2024-Present)
- Relocation Appraisers and Consultants (RAC) - Member (2025-Present)
- American Valuation Society - Member (2026-Present)

EDUCATION

University of Georgia - Bachelor of Science, Housing and Consumer Economics, May 2005

SELECTED PROFESSIONAL DEVELOPMENT

- 2026

Advancing the Real Estate Appraisal Profession - Discussion Leader, Appraisal Institute
- 2026

Georgia Appraisal Law, Rules, Regulation & Defendable Workfile Creation
- 2025

Litigation for Appraisers; Embarking on a New World, Adapting to the New Normal - RAC, 18 hours
- 2025

State of Atlanta, 2025 - Part 1 - Appraisal Institute
- 2025

2024-2025 7-Hour National USPAP Update Course
- 2025

The Appraisal Industry: Reflecting on History, Navigating the Present, and Analyzing the Future
- 2024

Objectivity: Market Change and GLA - Appraiser eLearning
- 2024

Complex Valuation - Appraisal Institute
- 2024

IRS Update: Appraisers, Valuations, Litigation, and Current Environment - Appraisal Institute

2023

Review Theory: Residential - Appraisal Institute

2022

Georgia Appraiser Law, Rules, Regulations & Defendable Workfile Creation

2022

GLA or Not? Classification, Adjustments, and Comments!

2022

Calculating and Supporting Adjustments No. 819 - The Columbia Institute

2021

Rural Area Appraisals: Freddie Mac Guidelines and Property Eligibility Requirements

2021

Rapid Response: Market Analysis in Volatile Markets - Appraisal Institute

2020

Business Practices and Ethics - Appraisal Institute

2020

Appraisal of REO and Foreclosure Properties - McKissock

2020

The Sales Comparison Approach - McKissock

EARLIER SPECIALIZED TRAINING

- The Appraiser as an Expert Witness - Appraisal Institute (2011)
- FHA Update - REIMS (2016)
- Building a Perfect Residential Appraisal Report (2017)
- Litigation Appraising: Specialized Topics & Applications - Appraisal Institute (2012)
- Supervisory Appraiser and Trainee Appraiser: Who is Responsible for What? (2017)
- Fannie Mae Guidelines: I Didn't Know That (2018)

PROFESSIONAL APPRAISAL SERVICES BACKED BY EXPERIENCE AND INTEGRITY