

Michael Pearson & Associates

Real Estate Appraisers and Counselors

Professional Experience



Michael Pearson began his appraisal career in 1997.

He formed Pearson & Associates, Inc. a residential appraisal company specializing in the Chicagoland Counties: Cook, Lake, McHenry, Kane, and Dupage.

In 2003 Pearson & Associates expanded into areas of Wisconsin.

Michael Pearson has spent many years in the real estate industry. He has experience in all aspects of real state including: property valuation, property sales, and mortgage lending. He has conducted evaluations for tax appeals, divorce, estate valuation, condemnation appeals, complex properties, appraisal reviews, and many mortgage related products. He is consistently

called as an "Expert Witness" by many of his attorney clients. He is also one of the most sought after public speakers and regularly conducts training sessions related to residential appraisals at area real estate offices and appraiser functions.

Over the years Michael has seen major changes in the real estate market and has "experienced" those factors that can affect the value of residential real estate. Many leading lenders and realty companies in the Chicagoland area recognize his experience and judgment.

To maintain this designations Michael has fulfilled a rigorous cycle of continuing education.

Michael Pearson holds the following credentials:

Licensure

- Illinois Certified Real Estate Appraiser
- Wisconsin Certified Real Estate Appraiser
- Florida Certified Real Estate Appraiser
- Illinois Managing Real Estate Broker

Professional Organizations

- Illinois Coalition of Appraisal Professionals ICAP
- National Association of Independent Housing Professionals
- Appraisal Institute (Associate Member)
- National Association of Realtors

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At A Glance

Licensing

IL State Certified Appraiser License [REDACTED]
WI State Certified Appraiser License [REDACTED]
FL State Certified Appraiser License [REDACTED]
IL Real Estate Broker License # [REDACTED]
FHA Approved

Counties Covered

Cook	Will
Lake	Boone
McHenry	DeKalb
DuPage	Kane
Kendall	

* Referral network resources available outside covered areas

Insurance

Cincinnati Specialty Underwriters Insurance
Company Certificate #: [REDACTED]
Certificate Period: 10/28/2022 – 10/28/2023
Certificate Amount: \$1,000,000

Membership

MLSNI
ICAP – Illinois Coalition of Appraisal Professionals
Appraisal Institute Associate Member
Northwest Association of Realtors



Certified “Green” Home Appraiser

Green technology and the popularity of green living is advancing rapidly.

Appraisers all over the country are seeing an increased need for the valuation of green homes and green home features such as solar panels, green building materials, and more. As energy efficiency and sustainability are increasingly valued by consumers, incentivized by governments, and marketed by builders and real estate professionals, appraisers need to take a building’s “green-ness” into account in order to accurately reflect the actions of buyers and sellers in the market.

Benefits of being “Green”:

1. Energy savings
2. Physical health benefits
3. Reduction in water usage
4. Sustainable materials
5. Geographic location

A Skilled appraiser will recognize how the various components of the home uphold to each benefit:

- Exterior & envelope systems, including windows, doors, roofing, and siding
- Mechanical systems, such as solar, wind and geothermal energy systems
- Energy-efficient electrical and lighting, lightbulbs, and dimmers, etc.
- Plumbing system and fixtures: WaterSense faucets, low-flow toilets, water timers for sprinkler systems, etc.
- Finish materials and coatings, including insulation, and weatherproofing
- Waste management systems designed to reduce and reuse
- Sustainable landscaping and yard maintenance



Michael Pearson is prepared to provide a sound opinion of value on this complex and increasingly common type of residential property.

Specialized knowledge and expertise in eco-friendly housing.

Call Pearson & Associates today [REDACTED]
