



KOESTNER & ASSOCIATES

Real Estate Appraisals and Consulting

Kendal Cosgrove, SRA Davenport, IA 52807

Certified Residential Real Property Appraiser

Iowa Licensing: Certificate CR03282

Illinois Licensing: License No. 556.005127

FHA Approved

EDUCATION

Pleasant Valley High School Graduate

May 2009

Bettendorf, IA

B.A. Interdepartmental Studies: Business Track Entrepreneurship Certificate

Sociology Minor

The University of Iowa Graduate (Bachelor's Degree)

August 2009 - May 2013

Iowa City, IA

Appraisal Institute (Residential w/ SRA Designation)

Basic Appraisal Principles (30 Hours w/ Exam)	March 2013
Basic Appraisal Procedures (30 Hours w/ Exam)	April 2013
USPAP 15 Hour Course (15 Hours w/ Exam)	April 2013
Property Tax, Property Tax Reform and Real Estate Valuation (4 Hours)	November 2013
USPAP Update Course (7 Hours)	March 2014
Residential Market Analysis and Highest & Best Use (15 Hours w/ Exam)	May 2014
Residential Site Valuation and Cost Approach (15 Hours w/ Exam)	September 2014
Projected Interest Rates & the Impact on US & Iowa Real Estate Lending (4 Hours)	November 2014
Residential Report Writing and Case Studies (15 Hours w/ Exam)	January 2015
Supervisory Appraiser/Trainee Appraiser (4 Hours)	April 2015
Real Estate Finance Statistics and Valuation Modeling (15 Hours w/ Exam)	December 2015
Residential Sales Comparison and Income Approach (30 Hours w/ Exam)	April 2016
USPAP Update Course (7 Hours)	June 2016
Advanced Residential Applications and Case Studies/Part 1 (15 Hours w/ Exam)	March 2017
Advanced Residential Report Writing/Part 2 (30 Hours w/ Exam)	March 2017
Business Practices and Ethics (7 Hours)	November 2017
USPAP Update Course (7 Hours)	March 2018
FHA Appraising Principles and Procedures (7 Hours)	January 2019
Cool Tools: New Technology for Real Estate Appraisers (7 Hours)	April 2019
Reviewing Residential Appraisals and Using Fannie Mae Form 2000 (7 Hours)	May 2019
USPAP Update Course (7 Hours)	March 2020
Recognizing Environmental Concerns within an Appraisal (7 Hours)	May 2021
Measure It Right! Using the ANSI Standard for Res Props (4 Hours)	May 2021
Understanding & Appraising Res REOs (4 Hours)	June 2021
Practical Apps of the Res Sales Comp Approach (4 Hours)	June 2021
Valuation Resources for Solar Photovoltaic Systems (3 Hours)	June 2021
Receive my SRA Designation from the Appraisal Institute	June 2021
USPAP Update Course (7 Hours)	June 2022
Complex Valuation (7Hours)	April 2023
That's a Violation (4 Hours)	June 2023
Divorce and Estate Appraisals: Elements of Non-Lender Work (4 Hours)	June 2023
Residential Property Inspection for Appraisers (7 Hours)	June 2023

EMPLOYMENT

Residential Real Estate Appraiser
Partner/Owner at Koestner & Associates

June 2013 - Present
Davenport, IA

- Appraise houses, condominiums, townhouses, villas, & 1-4 unit rental properties in Scott, Cedar, Clinton, & Muscatine County.
- Illinois counties include Rock Island, Mercer, Henry, & Whiteside.
- Communicate with banks, homeowners, realtors, attorneys, buyers, & sellers

Student Maintenance (Lead Student)
University of Iowa Maintenance

September 2010 - June 2013
Iowa City, IA

- Fix/replace anything broken in student's dorm rooms
- Install toilets, sinks, drinking fountains, light fixtures, air conditioners, etc.
- Do preventative maintenance on anything I'm required to do every week
- Work 20 hrs/week during school year & 40 hrs/week in the summer & during breaks

Circuit Breaker Re-setter (Lead)
University of Iowa Maintenance

September 2010 - June 2013
Iowa City, IA

- Reset circuit breakers that get tripped by students in all the residence halls
- On call once a month for a full week

Dishwasher & Cook
Sneaky Pete's Bar and Grill

May 2010 - August 2010
LeClaire, IA

- Washed all the dishes and cleared tables
- Promoted to cook after two weeks in which I started preparing meals
- Prepared all the vegetables and meats
- Worked roughly 30-40 hours a week

Concession Stand
Showcase Cinemas 53

May 2007 - August 2009
Davenport, IA

- Took food and drink orders from customers and prepared them as fast as possible
- Opened and closed the stand depending on my shifts
- Was in charge of other employees when no supervisor was working (seniority)