

Michael T. Giampa

Founder & Chief Appraiser — DC Metro Appraisals

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Professional Summary

Certified Residential Real Estate Appraiser with 34 years of appraisal experience across Northern Virginia, Washington DC, and Maryland. More than 15,000 completed residential appraisals, including 700+ forensic and litigation assignments and 300+ divorce appraisals. Founder of DC Metro Appraisals, a Fairfax-based residential appraisal firm serving attorneys, executors, fiduciaries, homeowners, and investors with court-ready, IRS-defensible appraisal reporting.

Licenses & Credentials

Credential	Jurisdiction / Body	License #
Certified Residential Real Estate Appraiser	Virginia (DPOR)	4001003997
Certified Residential Real Estate Appraiser	Washington, DC (DLCP)	CR11824
Certified Residential Real Estate Appraiser	Maryland (Dept. of Labor)	35128
Appraisal Business Registration — DC Metro Appraisals Inc	Virginia (DPOR)	4008002207
ISA Candidate	International Society of Appraisers (since March 2026)	—
Approved Panel Appraiser	U.S. Department of Veterans Affairs	—

Licenses verifiable by number or name search: [Virginia DPOR](#) · [DC DLCP](#) · [Maryland Dept. of Labor](#)

Career Experience Highlights

- 15,000+ residential appraisals completed over 34 years
- 700+ forensic and litigation appraisal assignments — divorce, estate, tax, and dispute matters
- 300+ divorce appraisal assignments under Virginia equitable distribution

- **700+** fix-and-flip and renovation-based appraisal assignments, including ARV and subject-to-repairs analysis
- **250+** appraisal reviews performed for lenders and the Department of Veterans Affairs
- **24** appraisers trained and supervised over the course of career
- Retrospective (date-of-death and date-of-separation) appraisal as a core, ongoing practice area
- Statistical adjustment support methodology consistent with USPAP Advisory Opinion 41 — documented, reproducible, market-based adjustment analysis

Practice Areas

Divorce and equitable distribution appraisal · Date of death, estate, and probate appraisal · IRS gift tax and deed-of-gift appraisal · PMI removal appraisal · Fix-and-flip and ARV appraisal · Pre-listing and market value appraisal · New construction pre-purchase appraisal · ANSI measurement

Education

AAS, Real Estate — Northern Virginia Community College (1989–1992)

Professional Standards

All reports developed and communicated in compliance with the Uniform Standards of Professional Appraisal Practice (USPAP). Continuing education current in all licensed jurisdictions.

References and testimony history available on request.