

Michael DeWan

APPRAISAL & ASSOCIATES

REAL ESTATE APPRAISAL AND VALUATION SERVICES

QUALIFICATIONS OF MICHAEL J. DEWAN, MAI CERTIFIED GENERAL REAL ESTATE APPRAISER

PROFESSIONAL DESIGNATIONS, CERTIFICATIONS AND AFFILIATIONS

Designated Member of the Appraisal Institute: MAI designation awarded June 1999
2009-2010 President of the Board of Directors and Regional Representative of
Mid-Hudson Chapter, Appraisal Institute

2006-2013: Director, Board of Directors of Mid-Hudson Chapter, Appraisal Institute

New York State Certified General Real Estate Appraiser, License #46 0000 24753, as of 3/22/12

Qualified General Real Estate Appraiser for NYS Department of Transportation
Member, National Association of Realtors® and Dutchess County Association of Realtors®

PROFESSIONAL EXPERIENCE

January 2014 – Present: Founder, Michael DeWan Appraisal & Associates, Red Hook NY

March 2008 – December 2013: Founding Co-Partner and Commercial Real Estate Appraiser,
DeWan & Schott Appraisal Associates, LLC, Red Hook NY

August 1993 – March 2008: Commercial Real Estate Appraiser,
L.T. Bookhout, Inc., Rhinebeck NY

Spring 1986-Summer 1993: Commercial Real Estate Appraiser,
Hudson Valley Appraisal Corporation, Kingston NY

EDUCATION

Bachelor of Arts, College of the Holy Cross, Worcester, Massachusetts
Graduated 1974 *cum laude* in French and Political Science; Junior Year Abroad, Paris

04/88 – 06/95: Successfully completed coursework and experience credits for MAI designation

12/97: Successfully completed Demonstration Appraisal Report for MAI designation

02/99: Successfully passed Comprehensive Examination for MAI designation

Post-Designation Continuing Education (*representative sample, mostly with Appraisal Institute*)

08/99: “Appraisal of Nonconforming Uses”

05/03: “Litigation Skills for the Appraiser”

09/04: “The Road Less Traveled: Special Purpose Properties”

10/04: “Condemnation Appraising: Basic Principles & Applications”

05/05: “Appraisal Consulting: A Solutions Approach for Professionals”

04/06: “Appraising Conservation Easements & Case Studies” (course developed by ASFMRA)

05/08: “Valuation of Conservation Easements” (course developed by AI, ASFMRA & LTA)

03/12: “An Introduction to Valuing Commercial Green Buildings”

06/12: “Marketability Studies: Six-Step Process & Basic Applications”

10/13: “Appraising the Appraisal: Appraisal Review-General”

APPRAISAL ASSIGNMENTS (partial list)

Adult Homes and Skilled Nursing Facilities

Agricultural Properties

Airport and Aviation Facilities

Apartment Complexes

Automobile Service Centers

Automobile and Other Dealerships

Banks & Financial Institutions

Camping Facilities and RV Campgrounds

Commercial and Mercantile Properties

Condemnation for Full/Partial Taking

Condemnation for Utility Easements

Condominium Residential Projects

Conservation Easements

Contaminated Industrial Sites

Continuing Care Retirement Communities

Corridors – Railroad, Utility, Rail Trails

Discounted Cash Flow Analysis

Feasibility/Highest & Best Use Analysis

Funeral Homes

Going Concern Valuation

Golf Courses & Country Clubs

Health & Fitness Centers

Historic and Landmark Properties

Hospitals & Health Care Facilities

Industrial Plants & Warehouses

Institutional Properties

Landlocked Parcels

Lumber Yards & Home Improvement Centers

Marinas and Marine-related Properties

Medical/Dental/Professional Buildings

Mobile Home Parks

Motels, Hotels & Lodges

Municipal Acquisitions and Dispositions

Office Buildings, Research & Dev. Parks

Park Land, Forest Land, Wetlands

Planned Unit Developments

Private Airports

Propane Gas Tank Farms

Recreational Facilities (e.g., indoor tennis)

Residential Subdivisions – planned, existing

Resort Complexes

Restaurants, Fast-Food and Retail Outlets

Religious Facilities for worship, residence

Rights of Way

Sand & Gravel Deposits

Schools & Educational Facilities

Shopping Centers, Supermarkets, Strip Malls

Single-Family and Multi-Family Residences

Ski Centers (downhill and cross-country)

Special Education Facilities

Special-Purpose Properties

Subdivision Development Analysis

Summer Camps (sleepaway & day camps)

Theatres, Cinemas, Performing Arts Centers

Vacant Land of all types and sizes

Veterinary Clinics

Water Supply Systems, Municipal and Private

Engaged by attorneys, corporate clients, estate trustees, mortgage brokers, not-for-profit organizations, land trusts, municipalities, public authorities and private property owners for tax certiorari, divorce proceedings, estate planning, litigation support, asset management, consultation, expert testimony, appraisal review, public hearings and other purposes.

APPRAISAL CLIENTS (partial list)

Banks and Financial Institutions

ALBANK Financial Corporation	Marine Midland Bank
Bank of New York	Merrimack County (NH) Savings Bank
Bank Leumi Trust Company	M & T Bank
Berkshire Bank	People's Home Funding Corporation
Chrysler First Business Credit Corporation	People's Westchester Savings Bank
Eastern Savings Bank	Poughkeepsie Savings Bank
Empbanque Capital Corporation	RECOLL Management
Fairfield County (CT) Bank	Record Data Corporation
First National Bank of Jeffersonville	Rhinebeck Savings Bank
First National Bank of the Hudson Valley	Sawyer Savings Bank
First Pioneer Farm Credit	TRW Real Estate Loan Services, Inc.
Fulton Bank, Lancaster, PA	The National Bank and Trust of Norwich
HBSC Bank USA	The Savings Bank of Utica
Hudson United Bank	Ulster Savings Bank
JPMorgan Chase	Vantage Funding
Key Bank	Williamsburg Savings Bank

Government Agencies, Municipal Authorities and Related Entities

United States Army Corps of Engineers, N.Y. District
United States Department of Agriculture, Farmers Home Administration
United States Department of Justice
United States Department of the Interior, National Park Service
United States Postal Service
Federal Deposit Insurance Corporation
Resolution Trust Corporation
State of New York Dormitory Authority
State of New York Office of General Services
State of New York Office of Mental Retardation and Developmental Disabilities
State of New York Department of Environmental Conservation
State of New York Office of Parks, Recreation and Historic Preservation
State of New York Department of Transportation
State of New York Power Authority
State of New York Thruway Authority
Central Hudson Gas & Electric Company
New York State Electric & Gas
CSX Transportation, Inc.
New York City Department of Environmental Protection
County of Dutchess Department of Law
County of Greene Industrial Development Agency
County of Orange Department of Law
County of Sullivan Department of Law
County of Ulster Department of Buildings and Grounds
Towns of Fishkill, Poughkeepsie, in Dutchess County
Towns of Hunter and Catskill, in Greene County
Town of Chester, City of Newburgh, in Orange County
Town of Otsego, in Otsego County
Town of Southeast, in Putnam County
Towns of Delaware, Thompson, Fallsburg and Liberty, in Sullivan County
Village of Ellenville, Towns of Marlboro, Woodstock, Esopus and Lloyd, in Ulster County

APPRAISAL CLIENTS (partial list continued)

School Districts and Educational Facilities

Dutchess County Community College
Fallsburg Consolidated School District
Hyde Park Central School District
Kildonan School, Millbrook

Red Hook Central School District
Spackenkill Union Free Public School District
Sullivan West Central School District

Land Trusts and Related Non-Profit Conservation Organizations

Catskill Center for Conservation and Development, Arkville
Columbia Land Conservancy, Chatham
Delaware Highlands Conservancy, Narrowsburg
Dutchess Land Conservancy, Millbrook
Open Space Institute, New York City and Albany
Orange County Land Trust
Peconic Land Trust, Southampton
Rondout-Esopus Land Conservancy, Accord
Scenic Hudson Land Trust, Inc., Poughkeepsie
The Nature Conservancy, Northeastern NY Chapter
The Trust for Public Land, New York
Wallkill Valley Land Trust, New Paltz
Woodstock Land Conservancy, Woodstock

Other Non-Profit Organizations

Archdiocese of New York
Boy Scouts of America, Hudson Valley Council
Cedar Grove, Samuel Morse Historic Site
Dutchess County Assoc. of Retarded Citizens
Huguenot Historical Society, New Paltz

Omega Institute, Rhinebeck
Saint Francis Hospital, Poughkeepsie
Sloop Clearwater, Inc., Beacon
SYDA Foundation, Fallsburg
Woodstock Guild of Craftsmen, Inc., Woodstock

APPEARANCES AND/OR PREPARATION OF TESTIMONY BEFORE COURTS OF LAW

Dutchess County Supreme Court
Nassau County Supreme Court
Orange County Supreme Court

Sullivan County Supreme Court
Ulster County Supreme Court

INSTRUCTIONAL EXPERIENCE

April 2007: Co-taught "Tax Benefits and Appraisal of Conservation Projects"
April 2009: "Land Trusts, Landowners and Appraisers: Working in Tandem toward Successful Conservation" (both presented at Land Trust Alliance Northeast conferences)
Fall 2011: Co-presented "Representing the Landowner in a Conservation Easement Transaction" (for continuing legal education, NYS Bar Association)