

THOMAS M. MCCHESENEY, SRA - APPRAISER'S QUALIFICATIONS
Valuation Consultants, Inc.
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MEMBERSHIPS AND AFFILIATIONS:

Member of Appraisal Institute - SRA Designation

New York State Certified Residential Real Estate Appraiser
#45-2845

Appraisal Institute - Mid Hudson Chapter

1997 President

1996 Vice President

1995 Secretary

1993 - 1995 - Education Committee Chairman

1990 - 1993 - Education Committee

1998 - 2001 - Board of Directors

2005 - 2008 - Board of Directors

Appraisal Institute - Region IV

1995 - 1997 - Regional Ethics and Counseling Panel

2003 - Present Residential Guidance Chairman

EDUCATION:

Ramapo College of New Jersey, Mahwah, New Jersey
Bachelor of Science 1985
Major: Business Administration
Concentration: Economics / Finance

County College of Morris, Randolph, New Jersey
Associates of Arts 1982
Major: Business Administration

American Institute of Real Estate Appraisers
Real Estate Appraisal Principles 1987

American Institute of Real Estate Appraisers
Residential Valuation 1988

American Institute of Real Estate Appraisers
Standards of Professional Practice 1989

American Institute of Real Estate Appraisers

Basic Valuation Procedures	1989
Appraisal Institute Capitalization Theory and Techniques - Part A	1992
Appraisal Institute Standards of Professional Practice - Part A	1997
Standards of Professional Practice - Part B	1997
Appraisal Institute Standards of Professional Practice - Part C	2002

SEMINARS:

Society of Real Estate Appraisers Standards of Professional Practice	1989
Appraisal Institute Valuing Land When There Are No Comparables	1993
Appraisal Institute Preparation of Tax Certiorari	1993
Appraisal Institute New URAR	1993
Appraisal Institute Valuation by Subdivision Analysis	1994
Appraisal Institute Appraisal Reporting of Complex Residential Properties	1994
Appraisal Institute Appraisal Review - Residential Properties	1994
Appraisal Institute Understanding Limited Appraisals	1994
Independent Fee Appraisers Basic Residential HUD Requirements	1995
Appraisal Institute Litigation Appraising - Part 1 - Current Issues in Tax Certiorari	1995
Appraisal Institute How to complete New York State FHA Appraisals	1996

Appraisal Institute Appraising High Value and Historic Homes	1996
Appraisal Institute Special Purpose Properties: The Challenge Of R.E. Appraising in Limited Markets	1996
Appraisal Institute Current Issues in Tax Certiorari	1997
Appraisal Institute Planning Boards, Land Use Control and Zoning Board of Appeals	1997
Appraisal Institute Attacking and Defending an Appraisal in Litigation	1998
Appraisal Institute Unsyndicated partial Interest Appraisals	1998
Appraisal Institute Emerging Technologies Forum	1998
Appraisal Institute Property Value Studies in Relation to Community Residences	1998
Manfred Real Estate Learning Center New FHA/HUD Guidelines	1999
McKissock Data Systems Regression Foundations	2000
Regression Applications	2000
NYS Association of Realtors, Inc. Residential Construction, Home Inspection, ADA, Land, Environmental Inspection	2000
Appraisal Institute Appraising Vacant Land	2002
Appraisal Institute Scope of Work: Expanding your range of services	2003
Appraisal Institute Mathematically Modeling Real Estate Data	2004

Appraisal Institute Introduction to Income Capitalization	2005
Appraisal Institute Appraisal Consulting: A solutions approach for professionals	2005
Appraisal Institute Residential Market Analysis and Highest and Best Use	2005
Appraisal Institute Residential Market Analysis and Highest and Best Use	2005
Employee Relocation Council Relocation Training Program	2006
Appraisal Institute 2006 Changes to USPAP: The Demise of Departure	2006
McKissock Appraising Historic Properties	2006
Appraisal Institute Online Valuation Resources	2007
Appraisal Institute Uniform Standards of Appraisal Practice	2007
Appraisal Institute Evaluating Residential Construction	2007
Appraisal Institute Analyzing Distressed Real Estate	2008
Appraisal Institute Analyzing Real Estate in Distressed or Troubled Markets	2008
Appraisal Institute Uniform Standards of Appraisal Practice	2008
Appraisal Institute REO Appraisal	2009

Appraisal Institute
Quality Assurance in Residential Appraisals 2009

Appraisal Institute: USPAP Update Course 1/2010

EXPERIENCE REAL ESTATE:

3/93 to Present
Valuation Consultants, Inc., Newburgh, New York
Owner and Senior Residential Appraiser/Manager

3/86 to 3/93
Appraisal Services, Newburgh, New York
Senior Appraiser

7/85 to 3/86
Anchor Mortgage Services, Inc., Wayne, New Jersey
Post Closing Mortgage Reviewer

8/82 to 9/84
Louis F. McChesney Appraisal, Sparta, New Jersey
Appraiser Assistant

APPRAISAL EXPERIENCE:

Has appraised all types of residential properties, condominiums and multi family residences.

Has performed property analysis and appraisal for private and corporate investors, financial institutions, attorneys, major corporations, home transfer companies and others. Here listed are a few selected employers:

A: GENERAL

Bank of America
Boston Safe Deposit and Trust
Citibank, N.A.
Coldwell Relocation Management Services, Inc.
Community Bank of Orange County
Community Bank of Sullivan County
Community Preservation Corporation
GMAC
TD BankNorth
Key Bank of New York
Lakeland State Bank
M & T Bank
Manhattan Savings Bank

Masbeth Federal Savings
Merrill Lynch Relocation
New York State Facilities Development Corp.
North Fork Bank
Orange County Trust
Provident Bank
Prudential Relocation
Putnam County Savings Bank
Remax International Relocation
Rhinebeck Savings Bank
Riverside Bank
Travelers Relocation
Ulster Savings Bank
Walden Federal Savings Bank
Walden Savings Bank
Webster Bank
Supreme Court of the State of NY - Suffolk
Hon. William J. Kent
Newman & Cahn, LLP
Robert J. Del Col, Esq.
Bloom & Bloom, P.C.
Supreme Court of the State of NY - New York
Hon. Ellen Gesmer
Blatchly & Simonson, Esq.
Stewart A. Rosenwasser, Esq.
Supreme Court of the State of NY - Orange
Hon. Lewis J. Lubell
Hon. John K. McGuirk

B. AREAS OF APPRAISAL EXPERIENCE - NEW YORK STATE

COUNTIES: Orange, Dutchess, Putnam, Ulster, Rockland, and Sullivan

FACTUAL STATISTICAL AND REFERENCE INFORMATION

An up-to-date set of area Zoning Maps and Ordinances.
City maps showing existence of underground utilities.
Maintenance of sales transactions by subdivisions and street name, effective dates of sale and current listing.
Current community statistics referring to retail sales, bank clearance, employment, transportation routes, construction activity, and mortgage recordings.
Census Tract Maps. Flood Plain Maps. Wetland Maps.

