

J. TODD WILEY, IAO - APPRAISER'S QUALIFICATIONS

EDUCATION:

S.U.N.Y. Orange, Middletown, New York	1978-1980
Major- Data Processing	
S.U.N.Y. Brockport, New York	1981-1983
Major- Computer Science	
Orange County Association of Realtors	
Introduction to Real Estate Appraisal - (R1)	1991
Valuation Principles and Procedures - (R2)	1991
Ethics and Standards of Professional Practice	1991
New York State Office of Real Property Services	
Assessment Administration	1992
Introduction to Appraisal Approaches	1992
Introduction to the Income Approach	1993
Introduction to Mass Appraisal	1994
Advanced Methods and Assessment Techniques	1995
Introduction to Land Appraisal	1998
Fundamentals of Exemption Administration	1998
Assisted Living Facility Valuation	1999
Introduction to Income Capitalization (R4)	2000
Restaurant Appraisal	2000
Appraisal of a Drug Store	2001
Introduction to Farm Appraisal	2003
Ethics for Assessors	2007
New York State Assessors' Association	
IAO-1	2002
Instructor Training	2005
G-2 Principles Of Income Property Appraising	2006
G-1 Introduction to Income Property Valuation	2007

PROFESSIONAL ORGANIZATIONS:

Orange County Assessors' Association, Past President	
New York State Assessors' Association, President	2004-2005
Executive Board of the NYSAA, 1999-2006	
Institute of Assessing Officers	

PROFESSIONAL DESIGNATIONS:

New York State Certified Assessor Advanced (SCAA)	
Institute of Assessing Officers, chartered by the Board of Regents of the University of the State of New York	
Designation of Professional Assessor(IAO)	

Passed exam for certification as New York State Residential Real Estate Appraiser Assistant.

SEMINARS:

New York State Assessors' Association

Equalization Concepts	1994
Fundamentals of Data Collection	1994
Appraisal Workshop	1996
Agricultural Assessment	1997
Assessment Administration	1998
Waterfront Property Valuation	1999
Feasibility Analysis	2002
Level of Assessment Training	2002
Equalization Rates	2002
Real Property System- RPS V4- Valuation Equity	2004
Hotel Valuation	2004
Tax Certiorari Negotiation	2005
Exemption Administration	2006

EXPERIENCE:

Town of New Windsor 12/02-Present

Assessor for the Town. Responsibilities include the valuation of all parcels for tax purposes. Assessment administration of over 9,100 parcels.

Valuation Consultants Inc. 7/05-Present

Commercial real estate appraiser. Perform appraisals of all types of commercial properties.

City of Newburgh 7/91-12/02

From 1991-95 was the Assistant Property Manager and the Real Property Data Collector. Assisted with all aspects of valuation and assessing functions. Managed and marketed properties acquired by the City. In 1995 appointed City Assessor and Property Manager. Responsibilities included all aspects of valuation, assessment administration, property management and sales of City acquired properties.

Mid Hudson Appraisers 9/93-7/95

Performed residential appraisals.

I have appraised all types of residential property, commercial and industrial buildings, farms and vacant land.

I have made appraisals for financial institutions, attorneys, major corporations, home guarantee programs, insurance companies and others. I have worked on assignments for the following companies:

A. GENERAL EXPERIENCE

American Business Lenders
Appraisal Management
Astoria
Bank of America
Bank of New York
Berkshire Bank
Business Lending
Charter One Bank
Chase Manhattan Bank
City of Newburgh
Community Preservation Corporation
Concorde Lending
Dormitory Authority of State of New York
Eastern Savings Bank
Financial Access
First Union
Interbay
HSBC Bank USA
Hudson Valley Bank
Key Bank
Lakeland Bank
Lend Lease
M&T Bank
Marine Midland Bank
Metbank
Mahopac National Bank
National Bank of Florida
Newburgh Central School District
New York State Office of Mental Retardation and
Developmental Disabilities
Orange County Trust
P.J. Fogarty
Putnam County Savings Bank
Provident Bank
Rhinebeck Savings Bank
Riverside Bank
Roundout Bank
Sawyer Savings Bank
SI Bank and Trust
Stanley Marks and Company, CPA

Summit Bank
SBU
Town of Chester
Town of Newburgh
Trust Company of New Jersey
Ulster Savings Bank
Union Savings Bank
Union State Bank
Vanacore, DeBenedictus, DiGiovanni and Weddell, CPA
Valley National Bank
Village of Walden
Walden Federal
Walden Savings
Webster Bank
Wilber National Bank

B. AREAS OF APPRAISAL EXPERIENCE -

New York State -

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

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