



## PROFESSIONAL QUALIFICATIONS OF DONALD P. BAMMAN, SRA

### *Commercial Real Estate Appraiser & Consultant*

#### **BUSINESS BACKGROUND**

**Maine Valuation Company.** (*Partner, 2000 - present*) An independent commercial real estate appraisal, review and consulting firm providing a comprehensive range of professional valuation products and services throughout Maine. Don presently operates a satellite office located in Lamoine, Maine.

**Appraisal Research Associates.** (*Principal Owner, 1986 – 2000*) Appraised both residential and commercial properties, and land, since forming an independent fee appraisal shop in May 1986. Experienced in appraising single-family residential properties, multi-family properties, commercial and industrial properties, office buildings, vacant land, subdivisions, islands, and conservation easements.

#### **SCOPE OF EXPERIENCE**

Numerous appraisals and consulting assignments on a variety of property types in Maine, including but not limited to:

- Commercial wharves
- Boatyards
- Seafood Processing Plants
- Islands
- Office Buildings
- Industrial Properties
- Special Purpose Properties
- Restaurants
- Land/New Construction
- Lobster Float Tank Buildings;
- Lobster pounds;
- Hotels, Motels, Bed & Breakfast, Inns;
- Waterfront Land;
- Medical, Professional; Owner-Occupant & Investment Grade;
- Manufacturing, Warehouse, Distribution, etc;
- Self-Storage, Churches, Recreational, Institutional, etc;
- Retail - Strip, Neighborhood, Community;
- Lots, Acreage, Subdivisions, Development Projects, etc.

#### **CLIENT SERVICES & VALUATION PRODUCTS**

The purpose of professional valuation services typically involve: purchase and sale agreements; mortgage financing; collateral evaluation; estate settlement; ad valorem taxation; mediation/arbitration; valuation of leased fee/leasehold interests; insurable value/ replacement cost studies; feasibility, marketability, and highest and best use analyses for evaluation & planning purposes.

Client services and valuation products consist of *Commercial Real Estate Appraisals and Reports*; due diligence/research studies; and private consultation. Computer literacy in Word and Excel enhances the analytical and reporting service to clients. Professional services have been provided to numerous financial institutions, governmental agencies, insurance companies, corporations, lawyers, estates and private individuals.

Don has also qualified as an expert witness in Real Estate Valuation before Hancock & Washington County Superior Courts.

#### **EDUCATION COMPLETED**

##### ***General***

Graduated with honors 1973, University of Rhode Island

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#### **EDUCATION COMPLETED, continued**

##### *Society of Real Estate Appraisers Courses*

- Society of Real Estate Appraisers Course #101  
40 hr. Maine Real Estate Valuation Course, 1986
- Society of Real Estate Appraisers Course #101  
An Introduction to Appraising Real Estate; 60 hrs, July, 1986.
- Society of Real Estate Appraisers Course #102  
Applied Residential Property Valuation; 35 hrs, May, 1987.
- Society of Real Estate Appraisers Course #201  
Introduction to Income Property Valuation; 60 hrs, April, 1990
- Society of Real Estate Appraisers Course #440  
Professional Practice and the Society of Real Estate Appraisers; 15 hrs, November, 1990

##### *Appraisal Institute Courses and Seminars*

- Course #202 - Applied Income Property Valuation; 35 hrs, November, 1991
- Seminar - Appraising Troubled Properties; 7 hrs, May 1992
- Seminar - Appraising the Tough Ones; 3 hrs, July 1992
- Seminar - Economic Forecast: Insights into National and Regional Markets; 3.5 hrs, July 1992
- Rates, Ratios and Reasonableness; 3.5 hrs, July 1992
- Course #520 - Highest & Best Use and Market Analysis; 35 hrs, May, 1993
- Seminar - Understanding Limited Appraisal & Appraisal Reporting Options 7 hrs, September 1994
- Seminar - Subdivision Analysis; 7 hrs, November 1994
- Courses #410, 420 - Standards of Professional Practice; 27 hrs, November 1995
- Seminar - Appraising Special Use Properties; 7 hrs, September 1996
- Seminar - Detrimental Conditions; 7 hrs, October 1997
- Course #700 - Litigation Valuation Overview; 15 hrs, November 1997
- Course #430 - Standards of Professional Practice; 15 hrs November 1997
- Course #530 - Advanced Sales Comparison and Cost Approach; 36 hrs May 1999
- Course #32/1186 - USPAP Update for State License Renewal; 7 hrs, September 2000
- Course #32/1343 - Attacking & Defending Appraisals in Litigation; 14 hrs, June 2001
- Course #32/1324 - USPAP Update 2001; 7 hrs, September 2001
- Course #620 - Sales Comparison Valuation of Small Mixed Use Properties; 16 hrs, March 2002
- Course #638 - Highest and Best Use Applications; 7 hrs, November 2002
- Course #679 - Appraisal of Non-Conforming Uses; 7 hrs, November 2002
- Course #32/1491 - 7-Hour National USPAP Update; 7 hrs, March 2003
- Course #420 - Business Practices and Ethics; 8 hrs, August 2003
- Course #746 - Uniform Standards for Federal Land Acquisitions; 16 hrs, May 2004
- Course #32/1024 - Partial Interest Valuation - Divided; 7 hrs, August 2004
- Course #32/1516 - Rates and Ratios: Making Sense of GIMs, OARs and DCF; 7 hrs, August 2004
- Course #5/1654 - Real Estate Finance, Statistics, and Valuation Modeling; 14 hrs, September 2005
- Course #5/1567 - 7-Hour National USPAP Update; 7 hrs, October 2005
- Course #32/1851 - Self Storage Economics and Appraisal; 7 hrs, May 2006
- Course #1400 - 7-Hour National USPAP Update; 7 hrs, August 2006
- Course #1336 - Appraising Environmentally Contaminated Properties; 7 hrs, March 2007
- Course #1586 - Evaluating Commercial Construction; 16 hrs, September 2007
- Course #2028 - Land Valuation Assignments; 7 hrs, November 2007

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#### **EDUCATION COMPLETED**, continued

Course #2078 – Land Valuation Adjustment Procedures; 7 hrs, November 2007  
Course #1400 – 7-Hour National USPAP Update; 7 hrs, October 2008  
Course #797 - Valuation of Conservation Easements: 33 hrs, March 2008  
Course #N420DM - Business Practices and Ethics; 7 hrs, October 2009  
Course #1400 – 7-Hour National USPAP Update; 7 hrs, May 2010  
Course #600GRE – Income Valuation of Small, Mixed-Use Properties; 15 hrs, April 2011  
Course #1400 – 7-Hour National USPAP Update; 7 hrs, February 2012  
Course #N420DM - Business Practices and Ethics; 4 hrs, October 2012  
Seminar – Online Data Verification Methods; 5 hrs, November 2012  
Seminar – Complex Litigation Appraisal Case Studies; 7 hrs, September 2013  
Course – 7-Hour National USPAP Update; 7 hrs, March 2014  
Course – Appraising Land Conservation Properties in Maine; 7 hrs, April 2014  
Course - Uniform Standards for Federal Land Acquisitions; 16 hrs, June 2015  
Course – Two-Day Advanced Income Capitalization/A; 14 hrs, October 2015

#### **Real Estate Appraisal Seminars**

American Institute of Real Estate Appraisers -  
Appraising Conservation and Preservation Easements, 1991  
USM Center for Real Estate Education  
Technical Writing of Appraisal Reports; 15 hrs, February, 1992  
Midcoast Code Enforcement Officers Association  
Is it Buildable? 5 hrs, February 1998  
Maine Indoor Air Quality Council  
Mold Contamination in Buildings; 6.5 hrs, March 2002  
Maine Chapter Appraisal Institute  
Understanding Flood Zone Mapping & Risk; 2 hrs, May 2015

#### **PROFESSIONAL AFFILIATIONS**

Member of the Appraisal Institute; Senior Residential Appraiser designation (SRA);  
Member of the Maine Chapter of the Appraisal Institute  
Chapter Offices Held: Director (1988-1992); Treasurer (1993); 2nd Vice President (1994)  
1st Vice President (1995); President (1996); Ex-Officio (1997)

#### **LICENSING & CERTIFICATION**

Licensed and Certified General Appraiser; State of Maine Board of Real Estate Appraisers, #CG-202  
Member of Maine Board of Real Estate Appraisers (1996-2002)  
Chairman - Maine Board of Real Estate Appraisers (1998-1999) (1999-2000) (2000-2001)

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### PARTIAL CLIENT LIST

Various local and regional lenders  
Local and regional law firms  
Washington County Commissioners  
University of New Hampshire  
Hancock-Washington Community Agency  
US Marshals Service  
United States Department of the Interior  
Maine Department of Conservation  
Maine Department of Inland Fisheries and Wildlife  
The Land for Maine's Future Board  
The Conservation Fund  
VA, FHA  
Municipalities: Milbridge  
Machiasport  
Gouldsboro  
St. George  
Swans Island  
Southwest Harbor  
Whiting  
Cutler  
Trust for Public Land  
Maine Coast Heritage Trust  
Frenchman Bay Conservancy  
Coastal Mountains Land Trust

