



PROFESSIONAL QUALIFICATIONS OF PAUL C. MATTOR

Commercial Real Estate Appraiser & Consultant

◆ BUSINESS BACKGROUND

Maine Valuation Company (2025-Present) Independent commercial real estate appraisal, review, and consulting firm providing a comprehensive range of valuation services throughout Northern New England.

M&T Bank & People's United Bank (2013-2025) Senior Commercial Review Appraiser at a regional bank, overseeing appraisal projects across Northern New England. Responsibilities included scoping, commissioning, and reviewing commercial appraisals for lending and asset management.

The Mattor Company (1996-2012) Principal of an independent consulting firm specializing in real property appraisal, review, and real estate consulting. Valuations included land, conservation easements, partial interests, residential developments, commercial and industrial property, appraisal review, and value loss for title insurance claims. Led courses in conservation transactions, conservation planning, and appraising land and easements.

Marc R. Gowdy & Associates (1991-1996) Commercial Real Estate Appraiser. Narrative appraisals included industrial and retail property, offices, apartments, inns, subdivisions, planned unit developments, residential estates, farms, summer camps, car washes, self-storage facilities, orchards, and vacant land.

Land Plan Associates (1987-1990) Civil Engineer for a small engineering & landscape architecture firm. Duties included road design and layout; preparing utility, grading and site plans for commercial and residential projects; analyzing watersheds, drainage, and detention facilities; designing sewage pumping stations. Oversaw the installation of roads and utilities for a 20-unit subdivision.

J. David Pearson, MAI (1986-1987) Commercial Real Estate Appraiser in Albuquerque, New Mexico. Narrative appraisal reports included shopping centers, office buildings, apartment complexes, and land.

City of Burlington, VT Public Works (1984-1986) Associate Engineer. Duties included monitoring gas migration and leachate from the municipal landfill, establishing and maintaining a swim water sampling and testing program, and road construction inspection.

◆ LICENSES & AFFILIATIONS

- Maine Certified General Real Estate Appraiser #632.
- Former Member of Southern Maine Regional Planning Commission's Revolving Loan Fund Executive Committee for administering EPA brownfield abatement grants.
- Past Hollis Planning Board Member and Chairman, served 2002–2007 and 2016–2024.



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◆ SCOPE OF EXPERIENCE

Paul Mattor brings a broad background in commercial real estate appraisal, now widely recognized among conservation groups as a specialist in land valuation. Preferred assignments focus on estates, farms, conservation easements and fee purchases. He has been pivotal in purchase and donation of many significant parcels throughout Southern Maine, working with property owners, land trusts, conservation groups, and State & Federal agencies. Among the significant projects throughout Maine:

- Bradbury Mountain to Pineland trail, Pownal & New Gloucester: 18 parcels, including fee purchase, easements, & 600+ acre campus.
- Meserve Farm & Fuller Farm, Scarborough: Significant parcels in the path of development, now a working farm and public access.
- Hacker Hill, Casco: A hilltop and surrounding land, notable for outstanding views and public attraction, purchased by local land trust for public access and conservation.
- Mount Tom, Fryeburg: A prominent parcel appraised for conservation and public access.
- Reid State Park annex, Georgetown: 150 acres conserved along the Little River
- Morin Landing, Bethel: Access to the Androscoggin Canoe Trail at Bear River Rips.
- Canton Floodplain buyout in a FEMA-funded acquisition of 60+ threatened homes and businesses.
- SAD #6 Buxton school expansion: Land for purchase and construction of a new elementary school.
- Brothers of Christian Instruction, Alfred: Infrastructure survey and highest and best use analysis of the old Shaker Village campus.
- Appraisal reviewer for Land for Maine's Future Working Waterfront program.

◆ CLIENT SERVICES

Paul Mattor has a reputation for providing well-researched, well-written appraisal reports, compliant with the Uniform Standards of Professional Appraisal Practices. Assignment conditions may include additional appraisal standards: The Uniform Appraisal Standards for Federal Land Acquisitions ("Yellow Book"), Land for Maine's Future appraisal standards, IRS Valuation Guidelines.

Services offered range from full appraisal analysis and reports, limited scope evaluations, highest and best use analysis, land use consultation, development analysis, and appraisal review. Service area includes northern York County, southern Oxford County, and western Cumberland and Androscoggin Counties.



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◆ REAL ESTATE EDUCATION

- Bachelor of Science, Civil Engineering. University of Vermont, Burlington, VT. Academic focus on environmental engineering, structural design, municipal waste management, and community planning. Member of Chi Epsilon Honor Society; earned Engineer in Training (EIT) designation.

Education requirements have been met for maintaining a Maine Certified General Appraiser's designation. Courses include:

- Uniform Standards of Professional Appraisal Practice, Appraisal Institute
- Valuation of Conservation Easements, Appraisal Institute
- Uniform Appraisal Standards for Federal Land Acquisitions, Appraisal Institute
- Forestland Appraisal, Appraisal Institute
- Analyzing Distressed Real Estate, Appraisal Institute
- Eminent Domain and Condemnation, Appraisal Institute
- Detrimental Conditions in Real Estate, Appraisal Institute
- Regression Analysis, Appraisal Institute
- Capitalization Theory, Appraisal Institute
- Maine Planning & Land Use Laws, University of Southern Maine
- The Law of Contaminated Properties, University of Southern Maine
- Policies & Technology in Real Estate, University of Southern Maine
- DEP's Outlook on Shoreland Zoning, University of Southern Maine
- Land Development Seminar, Massachusetts Board of Real Estate Appraisers
- Understanding Fractional Interests, Massachusetts Board of Real Estate Appraisers
- Property Tax Law in Maine, National Business Institute



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State of Maine
DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION
OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION
BOARD OF REAL ESTATE APPRAISERS

License Number CG632

Be it known that

PAUL C. MATTOR

has qualified as required by Title 32 MRS Chapter 123 and is licensed as:

CERTIFIED GENERAL APPRAISER

ISSUE DATE
December 31, 2025


Joan F. Cohen, Commissioner

EXPIRATION DATE
December 31, 2026