



## PROFESSIONAL QUALIFICATIONS OF CRAIG M. PLOURDE

*Commercial Real Estate Appraiser*

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### BUSINESS BACKGROUND

**Maine Valuation Company** (*January 2011 to present*) An independent commercial real estate appraisal, review and consulting firm providing a comprehensive range of professional valuation products and services throughout Maine. Craig is a Partner of Maine Valuation Company and presently works from satellite offices in Gorham, Maine.

### CLIENT SERVICES & VALUATION PRODUCTS

The purpose of these valuation services typically involves: 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.

### REAL ESTATE EDUCATION

Craig M. Plourde is a graduate of Daniel Webster College with a B.S. Degree in Aviation. Real estate appraisal courses successfully completed to date include:

- Basic Appraisal Principles: Appraisal Institute, Course #100GR
- Basic Appraisal Procedures: Appraisal Institute, Course #101GR
- 15-Hour National USPAP Course: Appraisal Institute, Course #I410N
- General Appraiser Site Valuation & Cost Approach: Appraisal Institute, Course #402G
- Income Valuation of Small, Mixed-Use Properties: Appraisal Institute, Course #600GRE
- General Appraiser Income Approach/Part 1: Appraisal Institute, Course #N403G
- General Appraiser Income Approach/Part 2: Appraisal Institute, Course #N404G
- General Sales Comparison Approach: Appraisal Institute, Course #401G
- Real Estate Finance Statistics and Valuation Modeling
- General Appraiser Report Writing & Case Studies
- General Appraiser Market Analysis and Highest & Best Use
- Residential Sales Comparison & Income Approach
- Rates and Ratios: Making Sense of GIMs, OARs and DCF
- Liability Prevention for Real Estate Appraisers
- Fundamentals of Apartment Appraising
- Appraisal of Medical Office Buildings
- Appraising Automobile Dealerships
- Business Practices and Ethics
- Solving Land Valuation Puzzles
- Market Disturbances – Appraisals in Atypical Markets and Cycles
- Appraisal of Self-Storage Facilities
- Using the MLS in Real Estate Appraisals
- Complex Valuation
- Discounted Cash Flow Model: Concepts, Issues, and Applications
- Artificial Intelligence, Blockchain, and the Metaverse: Implications for Valuation
- Appraisal of Industrial and Flex Buildings
- Appraisal of Fast Food Facilities

### PROFESSIONAL AFFILIATIONS

- The Appraisal Institute, Practicing Affiliate
- MA-RI-ME Chapter of the Appraisal Institute (Maine Chapter merged in 2021)
- State of Maine Certified General Appraiser, #CG 3579



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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 CG3579**

Be it known that

**CRAIG MICHAEL PLOURDE**

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

**CERTIFIED GENERAL APPRAISER**

**ISSUE DATE**  
December 29, 2025

  
Joan F. Cohen, Commissioner

**EXPIRATION DATE**  
December 31, 2026