

## **QUALIFICATIONS OF THE APPRAISER**

### **Matthew J. Congdon**

*New York State Certified General Appraiser #46000017862 (since 1996)*

*Associate Member of the Appraisal Institute*

Mr. Congdon is a life long resident of Broome County. Currently, he is serving as a senior appraiser at Congdon & Company Inc. in Endicott, NY and as the Chairman of the Southern Tier Chapter of the Appraisal Institute. Since 1992, Mr. Congdon has appraised all types of real estate including many large complex commercial and industrial properties, all types of residential properties, recreational properties and many types of land. Following is a cross section of property uses appraised:

Apartment Projects	Golf Courses	Motels
Auto Dealers	Health Clubs	Multiple Retail and Office Facilities
Business Offices	Hotels	Performing Arts Theater
Car Wash	Industrial Land	Recycling Facilities
Church Facilities	Industrial Offices	Rent Studies
Combination Com/Res Use Properties	Institutional Buildings	Residential (all types)
Commercial Land	Lumber Mill	Residential Land
Convenience Store	Manufacturing Facilities	Restaurant Buildings
Development Land Projects	Medical Offices	Shopping Centers
Downtown ROW	Misc. Commercial/Industrial	Sewage Treatment Facility
Funeral Homes	M&E Appraisals	Warehousing & Distribution Centers

### **EDUCATION:**

- Vestal High School, 1983-1987.
- Broome Community College, Associates Degree, 1987-1989.
- State University of New York at Binghamton, 1989-1992.

Real Estate Appraisal Education Courses completed are:

- Standards of Professional Practice Parts A and B, the Appraisal Institute, Syracuse, NY 6/94.
- Foundations of Real Estate Appraisal (R-1), at The Syracuse Real Estate School on 8/95.
- Valuation Principles and Procedures (R-2), at Syracuse Real Estate, Inc. on 2/96.
- Introduction to Income Property Valuation (G-1), at Syracuse Real Estate, Inc. on 4/96.
- Principles of Income Property Appraisal (G-2), at Syracuse Real Estate Inc. on 5/96.
- Applied Income Property Valuation (G-3), at Syracuse Real Estate Inc. 6/96.
- Ethics/Standards of Professional Practice, at Syracuse Real Estate School, 11/98.
- On-Line Internet Search Strategies for R.E. Appraisers, Appraisal Institute, 1/99.
- Information, Technology and the Appraiser, McKissock Virtual Classroom, 1/03
- Income Capitalization, McKissock Virtual Classroom, 1/03
- Uniform Standards of Professional Appraisal Practice, McKissock Virtual Classroom, 1/03
- Construction Details and Trends, McKissock Virtual Classroom, 1/03
- Effective Appraisal Writing, the Appraisal Institute, Syracuse, NY, 10/04
- USPAP Update, McKissock Virtual Classroom, 1/05
- Appraiser Liability, McKissock Virtual Classroom, 1/05
- The Art of Appraisal Review, McKissock Virtual Classroom, 1/05
- Advanced Income Capitalization, Appraisal Institute, Rutgers University, New Brunswick, NJ, 12/06
- USPAP 2006 Update, McKissock Virtual Classroom, 1/07
- Advanced Sales Comparison & Cost Approaches, Appraisal Institute, Baruch College, Manhattan, 2/07