

ANDREW W. ALBRO, MAI, MRICS

**State Certified General Real Estate Appraiser
State of New York - ID # 46000002861**



➤ ***Experience:***

STANDARD VALUATION SERVICES Executive Vice President, Principal

Director, Condemnation Valuation and Commercial Certiorari Valuation
January 1996 to July 2005

Senior Commercial Appraiser
January 1992 to December 1995

MACCRATE ASSOCIATES, INC.
July 1986 to December 1991

Real Estate Appraisal and Consultation -

Dealing with commercial, industrial, residential and special-use properties for a variety of functions, including:

Tax certiorari; condemnation and damage analyses; right-of-way, utility, and conservation easements; urban renewal; financing, sale and lease negotiations; arbitration, investment decisions; asset management; foreclosure and asset recovery; market studies and feasibility analysis.

Properties appraised include vacant land, urban and suburban apartment complexes, restaurants, gas stations, large manufacturing plants, industrial lofts, subsidized housing projects, regional shopping malls, shopping centers, urban and suburban office buildings, leaseholds, partial interests, hotels, daycare centers, assisted living facilities, marinas, theaters, recreational facilities, schools and campuses, and other special-use properties.

Perform and review eminent domain appraisals for condemnees and condemnors, including New York State Department of Transportation, City of New York Law Department, City of Long Beach, Village of Westbury, Federal Aviation Administration, and Town of Hempstead Planning Department.

Perform tax certiorari appraisals, reviews and consultations for petitioners and municipalities, including Villages of Mineola, East Williston, Williston Park, Lynbrook, Massapequa Park, Roslyn; Nassau County; City of New York and City of Long Beach.

➤ ***Expert Testimony:***

- New York State Court of Claims
- New York State Surrogate's Court, New York County
- Nassau County Supreme Court
- Kings County Supreme Court
- Queens County Supreme Court
- New York County (Manhattan) Supreme Court
- Town of North Hempstead Zoning Board of Appeals
- American Arbitration Association
- Village of Mineola Zoning Board of Appeals

- **Education:** St. John's University, Jamaica, New York
Bachelor of Science in Quantitative Analysis, 1986
- **Association Membership:** MAI (#11882) Member, Appraisal Institute, Long Island Chapter
MRICS Designation, Royal Institute of Chartered Surveyors
CSA-G Designation, Columbia Society of Real Estate Appraisers
Member of New York State Condemnation Conference
Member of International Right of Way Association
Village of Mineola Community Planning Committee
- **Professional Affiliations:** Long Island Chapter, Appraisal Institute
 - 2008: Chapter President, Regional Representative
 - 2007: Chapter Senior Vice President, Regional Representative
 - 2006: Chapter Vice President
 - 2005: Chapter Secretary
 - 2003–04: Chair, General Seminars Committee
 - 2001–2002: Chair, Chapter By-laws Committee
 - 1998–2000: Chair, Associate Member/General Liaison Committee
 - 1995–1999: Vice Chair, Course Coordinator, Education, General
- **Instructor:** Seminar, Nassau County Attorney's Office, June 2009
Capitalization Rates – Facts and Fiction
- **Seminar Developer:** Seminar, New York State Bar Association, April – May 2010
Real Property Valuation in Changing Times
- **Continued Education:** Attend frequent seminars and continued education courses sponsored by various organizations, including the following Appraisal Institute seminars:
 - "Appraisal of Nonconforming Uses"
 - "Appraising Environmentally Contaminated Properties: Understanding and Evaluating Stigma"
 - "Rates and Ratios: Making Sense of GIMs, OARs and DCF"
 - "Evaluating Commercial Construction"
 - "Subdivision Analysis"
 - "The Road Less Traveled: Special Purpose Properties"
 - "Small Hotel/Motel Valuation"
 - "Real Estate Value, Finance and Investment Performance"
 - "Eminent Domain and Condemnation"
 - "Easement Valuation"
 - "The Law and Value: Communication Corridors, Tower Sites, and Property Rights"
 - "Appraisal of Nursing Facilities"
 - "Appraising Troubled Properties"
 - "The Valuation of Real Estate Businesses"
 - "Attacking and Defending an Appraisal in Litigation"
 - "Valuation and Evaluation of Proposed Projects"