

Paul T. Beisser, MAI, CRE

Paul Beisser has provided clients with a wide array of real estate consulting and valuation services since 1990 and is a founding principal at Value Research Group, LLC. His extensive experience in real estate appraisal includes vacant land, proposed/existing apartment complexes, senior housing complexes, industrial properties, single/multi-tenanted office properties, corporate headquarters buildings, strip shopping centers, regional malls, and special purpose property including truck terminals, full service hotels, railroad corridors, lake clubs, nursing homes and schools, laboratories and research facilities, power plants, golf courses and petroleum and chemical storage facilities.

Mr. Beisser provides litigation support and trial consulting in connection with various property matters, including tax appeals, eminent domain (condemnation), bankruptcy, matrimonial, property damages, and environmental contamination. He serves as a consultant to attorneys and accountants for estate and family trust planning matters that are impacted by real estate valuation. Mr. Beisser is qualified as an expert witness in the Superior Court of New Jersey; the Tax Court of New Jersey; and various County Boards of Taxation.

Mr. Beisser has extensive experience in the areas of property acquisition and development analysis. He consults with public and private entities on issues involving property redevelopment, public school expansion, urban renewal projects, and transportation improvements. Since 2000, Mr. Beisser has served as Review Appraiser and Real Estate Consultant to the New Jersey Turnpike Authority and is currently acting as the NJTA's Real Estate Manager for the Interchange 6 to 9 Widening Program. Responsibilities include managing the acquisition of over 330 parcels of land.

Recognized for his knowledge and broad experience with both office and residential properties in the Hudson River Waterfront area, Mr. Beisser is a consultant to Jersey City and the Jersey City Redevelopment Agency. He has prepared market analyses, feasibility studies and appraisal reports for a wide-range of properties in the Hudson River Waterfront market. Mr. Beisser also has significant experience with environmental issues with particular expertise in the analysis of the development potential of Brownfields sites and has authored appraisal reports that measure the impact of environmental contamination on property values.

Active in the Township of Berkeley Heights, Mr. Beisser serves as President of the Berkeley Heights Board of Education. He is also a member of the Berkeley Heights Planning Board's Master Plan Subcommittee and a former member of the Township's Planning Board.

Mr. Beisser received his bachelor's degree from Bucknell University in Lewisburg, Pennsylvania. He has guest lectured at New York University's Master of Real Estate program on the topics of highest and best use analysis and real estate appraisal. He has received the MAI designation from the Appraisal Institute, is a member of the Counselors of Real Estate (CRE), and is a General Real Estate Appraiser in the States of New Jersey, New York and Pennsylvania.

Qualifications

Paul T. Beisser, MAI, CRE

General

Principal: Value Research Group, LLC
301 South Livingston Avenue
Suite 104
Livingston, New Jersey 07039

Professional Affiliations

MAI: Appraisal Institute
CRE: The Counselors of Real Estate
Certified: General Real Estate Appraiser, State of New Jersey (RG 000181)
Certified: General Real Estate Appraiser, State of New York (46000039353)
Certified: General Real Estate Appraiser, State of Pennsylvania (GA003490)

Education

Undergraduate: BSBA; Bucknell University, Lewisburg, Pennsylvania
Post Graduate: Drexel University, Philadelphia, Pennsylvania

Professional Education

Real Estate Appraisal Principles	Case Studies in Real Estate Valuation
Basic Valuation Procedures	Valuation Analysis and Report Writing
Capitalization Theory and Techniques, Part A	The Appraisers Legal Liabilities
Capitalization Theory and Techniques, Part B	Environmental Risk and the Real Estate
Standards of Professional Practice	Appraisal Process

Qualified As Expert Witness

Superior Court of New Jersey	Condemnation Proceedings
Tax Court of the State of New Jersey	County Boards of Taxation
Superior Court of Colorado	Various Planning Boards

Experience

Actively engaged in the appraisal of real property in the State of New Jersey since 1990. Appraisals include vacant land, one-family residential, apartment buildings, industrial, commercial and special purpose property including truck terminals, full service hotels, railroad corridors, lake clubs, nursing homes, hospitals, schools, laboratories and research facilities, power plants, golf courses and petroleum and chemical storage facilities.

Certification

The Appraisal Institute conducts a mandatory program of continuing education for its designated members. MAI's who meet the minimum standards of this program are awarded periodic educational certification, Paul T. Beisser, III is currently certified under this program.

List of References

Linda Lordi Cavanaugh
Assistant Director of Law
New Jersey Turnpike Authority
581 Main Street
Woodbridge, NJ 07095
732-750-5300 ext. 8705

Francis X. Regan, Esquire
DeCotiis, Fitzpatrick, Cole & Wisler, LLP
Glenpointe Centre West
Teaneck, New Jersey 07666
201-907-5280

Joseph J. Maraziti, Jr., Esquire
Maraziti Falcon & Healey, L.L.P.
150 John F. Kennedy Parkway
Short Hills, NJ 07078
973-912-9008

Richard Rudin, Esquire
Weiner Lesniak
629 Parsippany Boulevard
Parsippany, New Jersey 07054-9352
973-403-1100

Adam Zipkin, Chief of Staff
Newark Dept. of Economic & Housing Dev.
920 Broad Street
Room 218
Newark, NJ 07102

John Keller, P.E.
New Jersey Turnpike Authority
581 Main Street
Woodbridge, NJ 07095
732-750-5300 ext. 8710

Michael Caccavelli, Esquire
DeCotiis, Fitzpatrick, Cole & Wisler, LLP
Glenpointe Centre West
Teaneck, New Jersey 07666
201-928-1100

Marvin Brauth, Esquire
Wilentz, Goldman & Spitzer, P.A.
90 Woodbridge Center Drive
Suite 900 - Box 10
Woodbridge, NJ 07095-0958
732-855-6084

Harry J. Riskin, Esquire
McKirdy & Riskin
136 South Street
P.O. Box 2379
Morristown, NJ 07962
(973) 539 8900

Marc Faecher
TRC Raviv Associates
57 E. Willow Street
Millburn, NJ 07041
973-564-6006

Recent Cases Where Testimony Was Provided

SP One Meadowlands v. Rutherford (2009)
Tax Court of New Jersey
Client: McCarter & English, LLP

NJDOT v. Cynthia Collins (2008)
Condemnation Commissioner's Hearing
Client: NJDOT

NJSCC v. 164 Grand Street Realty (2008)
Superior Court of New Jersey – Law Division
Client: NJSCC

NJSCC v. RAR Realty Associates (2007)
Condemnation Commissioner's Hearing
Client: NJSCC

NJDOT v. Denton Woodbridge Associates (2007)
Condemnation Commissioner's Hearing
Client: Denton Woodbridge Associates

DVL, Inc. v Borough of Bogota (2006)
Tax Court of New Jersey – Judge Peter Pizzuto
Client: Borough of Bogota

South Wood Avenue Redevelopment Project (2006)
Multiple Condemnation Commissioner's hearings
Client: Union County Improvement Authority

NJSCC v. RAR Realty Associates (2006)
Condemnation Commissioner's Hearing
Client: NJSCC

Perth Amboy Redevelopment Agency v. 382 Fayette Avenue Associates (2006)
Condemnation Commissioner's Hearing
Client: PARA

Main Street Redevelopment Project (2005)
Multiple Condemnation Commissioner's hearings
Client: Borough of Lodi

Recent Cases Where Testimony Was Provided

Greenwood Turnpike Road Widening Project (2005)
Multiple Condemnation Commissioner's hearings
Client: County of Passaic

Landings at Perth Amboy (2005)
Multiple Condemnation Commissioner's hearings
Client: Perth Amboy Redevelopment Agency

Greenwood Turnpike Road Widening Project (2005)
Multiple Condemnation Commissioner's hearings
Client: County of Passaic

Landings at Perth Amboy (2005)
Multiple Condemnation Commissioner's hearings
Client: Perth Amboy Redevelopment Agency

Perth Amboy Public Safety Complex Project (2005)
Multiple Condemnation Commissioner's hearings
Client: City of Perth Amboy

Allen Center Associates v. Bernards Twp. (2004)
Tax Court of New Jersey – Judge Joseph Small
Client: Riker Danzig, John Pellecchia and Scott Collins

State of New Jersey v. Bergen Mall Associates (2004)
Condemnation Commissioner's Hearing
Client: NJDOT

State of New Jersey v. Vornado (2004)
Condemnation Commissioner's Hearing
Client: NJDOT – Note: James Raborn of Riker Danzig cross examined

Jersey City Redevelopment Agency v. Maria Lee (2004)
Superior Court of New Jersey – Law Division (Hudson County)
Client: Jersey City Redevelopment Agency

125 Monitor Street Associates v. City of Jersey City (2003)
Tax Court of New Jersey – Judge Vito Bianco
Client: City of Jersey City
Case Cite: 21 N.J. Tax 232 (Trial Court) and 23 N.J. Tax 9 (App. Div.)