

Bruce O. Baier, MAI
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QUALIFICATIONS SUMMARY

- More than 20 years of experience in appraising a wide variety of commercial and residential real estate
- Respected professional that has operated as independent fee appraiser, trainer, and staff appraiser
- Self-motivated, technically adept, and analytical with the ability to take-on nonstandard projects and diagnose and solve complex problems
- MAI designated and certified general real estate appraiser in Arizona and Colorado

PROFESSIONAL EXPERIENCE

Baier Appraisal Services

APPRAISER / CONSULTANT

Oro Valley, Arizona 3/2011 - Present

Baier Appraisal Services is a start-up operation after leaving CB Richard Ellis in Arizona. Baier Appraisal Services also operated out of Glenwood Springs, Colorado prior to the move to Arizona in 2006.

Manage and perform all aspects of appraisal office operation including client relationships, consultations, problem solving, inspections, detailed research, valuation analysis and conclusions, writing, reporting, business operation and education

- Proficient in appraising many types of real estate including a variety of land assignments, 1 to 4 family residential, apartments, subdivision, RV Park and campground, gas station, C-store, mobile home park, mixed use, fast food, lease analysis, auto dealership, commercial, retail, retail condominium, shopping center, office, medical office, office condominium, self-storage, industrial, refrigerated warehouse, ranch, conservation easement, right of way acquisition, review appraisals, special-purpose, unique and difficult properties.
- **Trained and supervised appraisal trainee** to appraise 1 to 4 family properties.
- Produced training manual from industry writings and **trained bank board and personnel** about Uniform Standards of Professional Appraisal Practice (USPAP) regulations. Result: easier ordering of appraisals and meeting government regulations for bank personnel.
- **Saved large medical organization over \$80,000** for county tax overcharge that was not part of scope of work of consultation assignment. Result: organization received \$80,000 tax rebate.
- **Served** two seasons **as Hearing Officer** in Eagle County, Colorado for **tax appeals**.
- **Expert Witness** - Qualified in District Court in Garfield and Eagle Counties, Colorado.
- Instructor of Colorado Real Estate Appraisal I for Colorado Mountain College.

CB Richard Ellis – Valuation Advisory Services Division

SENIOR APPRAISER / VICE PRESIDENT

Tucson, Arizona

9/2009–2/2011

Operated the Tucson office of the Valuation Advisory Services division of CB Richard Ellis. Learned and applied CBRE platform using Word and Excel where the typical spreadsheet has 45 worksheets with charts linked to a Word document.

- Managed appraisal assignments of multiple property types in Southern Arizona with values ranging from \$100,000 to over \$20,000,000. Appraisal assignments included apartment complexes from 15 to 359 units; retail properties including a 90,000 SF single tenant retail store and a strip shopping center; industrial properties including a large truck sales & service facility and a self-storage facility; free-standing office condominiums including a medical office and surgery center.

Baker, Peterson, Baker & Associates

STAFF APPRAISER / CONSULTANT

Tucson, Arizona

11/2006–2/2009

Baker, Peterson, Baker & Associates specialize in right-of-way appraisals. This was a 10 person appraisal firm. Appraised and consulted on a wide variety of property types, with expertise in right-of-way and eminent domain assignments.

- Appraised and managed assignments for partial acquisition of individual parcels and projects of 10 or more commercial and residential properties for right-of-way acquisition and drainage ways.
- Performed appraisals of specialized medical buildings, auto dealership, retail, firehouse, industrial, apartment, day-care centers, church, religious retreats, conservation easement on State Land ranch property, and a variety of vacant land types.
- Investigated and solved problem for company of how to send reports electronically with existing software - Company adopted solution saving the company money.

Special Projects:

- Appraised two religious retreats, one large and one medium size requiring a national search for comparable sales. As part of assignment, each property had excess land in a rural residential zoned area that had to be considered and valued in a “down” market.
- Completed analysis and appraisal of Arizona State Land for a potential Conservation Easement in attempt to block a mining lease in an environmentally sensitive area.
- Completed study for County to demonstrate loss in value analysis due to no legal access for appropriate tax consideration of right of way acquisition and road construction. Property was an established rural development in the County that had used an illegal access across Tribal Lands for many years where access was cut off.

PROFESSIONAL AFFILIATIONS AND CIVIC INVOLVEMENT (PAST AND PRESENT)

- **MAI member of the Appraisal Institute**
- Southern Arizona Chapter of the Appraisal Institute, Treas. 2009-10, Sec. 2011, Pres. 2012
- Appraisal Institute - Review and Counseling Panel and Ethics Panel - Past Member
- Planning & Zoning Commission Glenwood Springs, Colorado–Past Commissioner
- **Participated in writing Comprehensive Plan for Glenwood Springs, Colorado**
- Sunrise Rotary Club of Glenwood Springs (Colorado) - **Charter member, Past President,** Past Vice President, Past Secretary, Past Treasurer, Past Service Chairman Positions
- Glenwood Springs Center for the Arts - **Founding Member and Past President**
- Glenwood Springs Chamber Resort Association - **Past Chairman of the Board,** Past Director, other Chairman and Officer positions, and **served as Interim Executive Director**

AWARDS

- **Distinguished Service Award for Board and Chairman’s Service Glenwood Springs Chamber Resort Association**
- **Outstanding Performance Award as Member and Past President of Sunrise Rotary Club**

EDUCATION, DESIGNATION, AND LICENSURE

INDIANA UNIVERSITY

Bachelor of Arts Degree

Bloomington, Indiana

INDIANA UNIVERSITY NORTHWEST

Course work towards Teacher Certification

Gary, Indiana

PURDUE UNIVERSITY CALUMET

Course work towards Teacher Certification

Hammond, Indiana

MAI DESIGNATION

Appraisal Institute

CERTIFIED GENERAL REAL ESTATE APPRAISER

State of Arizona # 31486

State of Colorado # CG-1313818

Current Certification Through

11/2016

12/2015