

APPRAISAL QUALIFICATIONS

Mary Buckman, SRA
Wisconsin Certified General Appraiser 46-10
Vogels Buckman Appraisal Group, Inc.
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EDUCATION

Successfully completed the following courses/seminars:

Introduction to Appraising Real Property (Course 101)
Principles of Income Property Appraising (Course 201)
R-2 Examination (Case Study of a Residential Property)
Wisconsin Real Estate Brokers License - 1983
Lotus 1-2-3 in the Appraisal Office - June, 1989
Professional Practice Seminar - November, 1989
Instructor's Clinic, 101 Course - June, 1990
Floodplain Seminar, Milwaukee - July, 1990
2-4 Family Seminar, Milwaukee - September, 1990
Professional Practice Seminar - February, 1991
Employee Relocation Seminar, Chicago - July, 1991
Wisconsin Realtors Assn. Seminars (4) - April, 1992
Rural Properties (MGIC) - October, 1992
Appraisal of Complex Residential Properties - Jan., 1993
Professional Practice Seminar - Parts A&B - March, 1993
Real Estate Negotiation for Gov't Agencies - April, 1993
Current Standards of Professional Practice Seminar;
Under the Microscope: Environmental Checklists - July, 1993
Uniform Residential Appraisal Report Seminar - Sept., 1993
Appraisal Training for Eminent Domain - October, 1993
National Assn. of Homebuilders Convention, January, 1994
Appraising Apartments - February, 1994
ERC Relocation Appraisal Seminar, San Antonio - May, 1994
Attendance at the Appraisal Institute National Conference July of 1994/Chicago
Understanding Limited Appraisals-Residential Seminar
How to Appraise FHA Insured Property - May, 1995
Appraising from Blueprints and Specs - November, 1995
Rates, Ratios, & Reasonableness-Part II, April, 1996
ERC Relocation Appraisal Seminar, Las Vegas, May, 1996
Special Purpose Properties Seminar - September, 1996
Alternative Residential Reporting Forms - November, 1996
Fair Lending and the Appraiser - February, 1997
Department of Veterans Affairs/FED VA Seminar - April, 1997
Appraisal Office Management - February, 1998
Internet Search Strategies - May - 1998

Eminent Domain - September, 1998
 Fundamentals of Relocation Appraising - February, 1999
 Highest and Best Use - Residential - June, 1999
 Appraisal of Manufactured Housing - June, 1999
 Standards of Professional Appraisal Practice - Sept. 1999
 Apartment Appraisal Concepts and Applications (Course 310) - November, 1999
 Mark to Market: Update on New Policies/Section 8 properties - July, 2000
 Mergers and Acquisitions in the .com age - July, 2000
 Real Estate Fraud - April, 2001
 Online Internet Search Strategies for R.E. Appraisers - April, 2001
 Uniform Standards of Professional Appraisal Practice - October, 2001
 Appraisers and the Gramm-Leach-Bliley Act - November, 2001
 Factory Built Housing - December, 2001
 Information Technology and the Appraiser - December, 2001
 Uniform Standards of Professional Appraisal Practice - March, 2003
 Supporting Capitalization Rates - September, 2003
 Appraisal Institute - Screening Training - November, 2003
 Appraising Manufactured Housing - Update - December, 2003
 Construction Details and Trends - December, 2003
 FED VA Training Seminar - March, 2004
 Real Estate Appraisal - DNR Appraisal Guidelines - May, 2004
 Uniform Standards of Professional Appraisal Practice - 15 hours - June, 2004
 Course 420 - Business Practices and Ethics - December, 2004
 Site To Do Business Seminar - June, 2005
 Professional's Guide to the Uniform Residential Appraisal Report – September, 2005
 Appraisal Procedures and Practices – Wisconsin DOT, May, 2007
 Valuation of Conservation Easements – Denver, CO – October, 2007
 Uniform Standards of Professional Appraisal Practice – November, 2007
 FHA and the Appraisal Process – November, 2008
 Eminent Domain and Condemnation – December, 2008
 Uniform Appraisal Standards for Federal Land Acquisitions – March, 2009
 Business Practices and Ethics – April, 2009
 Online Rates and Ratios: Making Sense of GIMs, OARs and DCF – July, 2009
 Uniform Standards of Professional Appraisal Practice – November, 2009
 Condemnation Appraising: Principles and Applications AI Course 715GRE –
 August, 2010
 The Uniform Appraisal Dataset from Fannie Mae and Freddie Mac – August, 2011
 2012-2013 7-hour National USPAP Update Course – November, 2011
 Condemnation Appraisal Symposium – May, 2012
 The National Association of Realtors Code of Ethics Course – October, 2012
 2014-2015 7 hour National USPAP Update Course – October, 2013
 Online Appraisal Curriculum Overview – Residential – November, 2013
 Online Business Practices and Ethics – November, 2013

As of the date of this report, I have completed the continuing education program for Designated Members of the Appraisal Institute.

GENERAL EXPERIENCE

1975-1976	First Northern Savings & Loan Assn. Mortgage Loan and Banking Departments
1976-1980	Appraisers Inc. of Green Bay-Secretary
1980-1989	Real Estate Appraiser - Appraisers Inc. of Green Bay
8/1/89-12/7/2011	Owner – Vice-President of Vogels Buckman Appraisal Group, Inc. Full time Real Estate Appraiser
12/8/2011 – present	Owner- President of Vogels Buckman Appraisal Group, Inc. Full Time Real Estate Appraiser

PROFESSIONAL ORGANIZATIONS

Appraisal Institute - **SRA** (Senior Residential Appraiser) Designation (1989)
1997-99 - Education Chair, WI Chapter of the Appraisal Institute
1999-08 - Screener for the Appraisal Institute National Experience Review Committee
1996-03 - Regional Representative Region III, Appraisal Institute
1996-98 - Member of Region III Ethics and Counseling Panel
1995 - Committee member - Wisconsin Chapter of the Appraisal Institute Steering Committee for Unification
1995 - Public Relations Chairman - Northeast Wisconsin Chapter of the Appraisal Institute
1992 - Chapter President - Northeast Wisconsin Chapter
2002 - Director, Wisconsin Chapter of the Appraisal Institute
Brown County Home Builders Association - Board Member, 1994-96, 2002, 2003, 2006, 2007
BCHBA Associates Advisory Chairperson – 1998
National Association of Home Builders Life Spike Club
Brown County Multi-family Association – Committee Chair 2006-2007
Brown County Home Builders Auxiliary - President, 2002-2003
Realtors Association of Northeast Wisconsin
Wisconsin Realtors Association
Apartment Association of Northeast Wisconsin – Previous Member and Director

STATE CERTIFICATION

Wisconsin Certified General Appraiser 46-10 September 30, 1991
Expires 12/14/2015

REAL ESTATE APPRAISAL EXPERIENCE

Vacant land including residential lots and subdivision analysis. Multi-family lots and tracts for development. Residential, commercial, industrial, agricultural, recreational, water frontage, marsh and wasteland.

Total taking and partial taking condemnation appraisals, including those with severance damage and/or special benefits.

Total and partial acquisition appraisals for potential acquisition and/or grant purposes for municipalities, conservation groups and the Wisconsin Department of Natural Resources.

Appraisals for conservation easements and various other easements, temporary and permanent.

Total and partial acquisition appraisals for airports and the Federal Aviation Administration.

Appraisals for non-cash charitable contributions (conservation easements) for property owners and the Internal Revenue Service.

Proposed construction: single-family homes, duplexes, multi-family apartments and condominiums.

Improved properties: numerous residential properties including: one, two and multi-family buildings and condominiums.

TYPES OF APPRAISALS

Market value for acquisition purposes, condemnation and eminent domain, grants, financing, partial interests, tax appeal, foreclosure, etc.

Condemnations for both condemning authorities and condemnees in takings for roadways, redevelopment and parkland.

Valuation for conservation easements.

Values for insurance purposes.

Evaluations and analysis for various decision-making situations.

Relocation appraisals on the ERC form. Pre-purchase appraisals for incoming transferees.

TESTIMONY

Has testified as an expert witness in Courts in Brown County, Shawano County and Kewaunee County as well as before Boards of Appeal and Condemnation Commissions.

CLIENTS SERVED

Governmental

U. S. Government - Internal Revenue Service

State of Wisconsin: Department of Transportation, Bureau of Aeronautics, Department of Natural Resources, University System

Cities of Green Bay, De Pere, Menasha and Appleton, Town of Grand Chute, Villages of Allouez, Bellevue, Ashwaubenon and Sister Bay, Towns of Ledgeview and Liberty Grove

The Ridges Sanctuary; Northeast Wisconsin Land Trust; Door County Land Trust

Door County and Brown County Parks Department, Green Bay Metropolitan Sewage District

Financial and Lender Clients

Accurate Valuations

Anchor Bank

Associated Bank

Associated Mortgage

Bank First National

Bank Mutual

BMO Harris Bank

Business Lending Group

Citizens Bank

Commerce State Bank

Community First Credit Union

Farmers & Merchants Bank

First Business Bank

First National Bank

Greenstone Farm Credit Services

Harris Trust and Savings Bank

Heartland Business Bank

Investors Community Bank

JohnsonBank

JPMorgan Chase Bank

Landmark Credit Union

M & I Bank

Nicolet National Bank

North Shore Bank

PCM Employees Credit Union

The Business Bank

Tri-City National Bank

US Bank

Water Stone Bank

Wisconsin Community Bank

Wolf River Community Bank

Various relocation companies, private investors, attorneys, individuals, corporations and estates.