

Larry T. Wright, MAI, SRA

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Work Experience:

Independent Real Estate Consultant

January 2008 - present

- Commercial and residential real estate valuations, training and forensic consultant.
- Served as a consultant to an Assistant Attorney General for the Texas Department of Transportation for a Robinson (Daubert) Hearing, as a technical expert, as a valuation witness, and rebuttal witness.
- Served as a consultant and rebuttal witness for attorneys involved in a property tax case representing the Harris County Appraisal District and the Waller County Appraisal District

Stanfield & Associates, Vice President

March 1976 – December 2007

- Real property appraisal and consulting firm.
- Appraised all types of properties, primarily in the Greater Houston Metropolitan Area and surrounding counties including market studies, marketability studies, appraisals of single-unit and multi-unit residential properties, farms and ranches, industrial properties, office buildings, shopping centers and other income-producing properties.
- Testified as an expert witness in the valuation of real property in County Courts of Law Special Commissioners' Hearings in Harris, Fort Bend and Montgomery Counties and the County Courts, Federal Bankruptcy Court – Northern District, Federal District Court, and State District Court.
- Appraiser Panel Houston District, Texas Department of Transportation – 1983 to the present
- Served as a consultant to an Assistant Attorney General for the Texas Department of Transportation for eminent domain cases.
- Acted as a consultant and/or valuation witness to various individuals, corporations, and attorneys involved in various types of litigation that include or involve real property such as title disputes, construction defects, contaminated property issues, floodplain and floodway issues, loss of profits, easements, landlocked property valuation, estate tax valuations, and eminent domain.
- Appraisals of real property or consulting for financial institutions such as banks, pension funds, insurance companies, FNMA, FDIC, and RTC.

Real Property Analysts, Appraiser

March 1973 – February 1976

- Testified as an expert witness in the valuation of real property in Harris County Courts of Law Special Commissioners' Hearings for various clients.
- Appeared as a market analyst before the Texas Water Rights Commission in connection with the formation of a Municipal Utility District.

Instructor Experience:

- Instructed at the University of Houston, Continuing Education in appraising real property – 1979, 1980.
- Lectured at the Houston Community College, San Jacinto Junior College and various other proprietary schools in real estate subjects such as appraising and brokerage – 1976 to 1980
- Approved by the Texas Real Estate Commission as an instructor for its core curriculum, 1976 and

Qualified Courses: Approved instructor for the Appraisal Institute since 1997.

- Qualified instructor for the Appraisal Institute courses include:
 - o "Highest and Best Use and Market Analysis" - 1997
 - o "Advanced Sales Comparison and Cost Approaches" - 1998
 - o "Advanced Case Studies" - 1999
 - o "Computer-Enhanced Cash Flow Modeling" – 2003
 - o "General Market Analysis and Highest and Best Use - 2005
 - o "General Appraiser Site Valuation and Cost Approach" - 2005
 - o "General Sales Comparison Approach" - 2005
 - o "General Income Approach, Parts 1 and 2 – 2007
 - o "Real Estate Finance, Statistics and Valuation Modeling – 2007
 - o Advanced Concepts and Case Studies - 2010
 - o Various seminars (See Attached List)

QUALIFICATIONS OF LARRY T. WRIGHT, MAI, SRA, Continued

Seminars Authored:

- Co-authored seminars include "What Clients Would like Their Appraisers to Know: How to Meet Client Expectations" and "Market Analysis and the Site to Do Business, A Powerful Combination". Authored - "The Lending World in Crisis- What Clients Want Their Appraisers to Know Today"
 - Seminars were written for the Appraisal Institute.
- Wrote seminars for the Houston Chapter "Land Valuation in Texas, A Dynamic Process", and "Supporting Adjustments in the Sales Comparison Approach for Residential Appraisals"
- Developed the Comprehensive Exam Review Seminar for the Houston Chapter for the Sales Comparison, Highest and Best Use, and Cost Approach Modules of the Appraisal Institute's Comprehensive Exam.

Courses Authored:

- Course Reviewer: Online "General Sales Comparison Approach" 2009
- Course Reviewer: "Advanced Concepts and Case Studies" – premier 12/06/2010

International Congress Presentations

- FIABCI World Congress 2004, Houston, Texas - Wrote and presented the seminar "How to Get the Highest Price".
- International Valuation Congress - 2009, sponsored by the Appraisal Institute and FESICVAL in Cancún, México – Presented the seminar "Understanding and Testing DCF Valuation Models".

Designations and Certifications:

- Licensed real estate agent in the State of Texas - 1974
- Licensed real estate broker in the State of Texas since 1975.
- Certified by the State of Texas as "General Real Estate Appraiser" since 1991.
 - Certification Number TX-1320429-G.
- Designated by The Society of Real Estate Appraisers – SRPA – 1988
- Designated by The American Institute of Real Estate Appraisers – MAI - 1988
- Designated by The Appraisal Institute MAI and SRA. - 1991
 - Meets requirements for designee continuing education program.
- Designated by the International Distance Education Certification Center as a Certified Distance Education Instructor (CDEI) - 4/27/2009 to 4/27/2012

Volunteer and Association Membership:

Appraisal Institute Houston Chapter

- Served as Houston Chapter Chair of Associate Guidance 2002 to 2006.
- Served as Director, Treasurer, Vice President, and President from 1992 to 1996 of the Houston Chapter of the Appraisal Institute.
- Served on the Board of Directors of the Houston Chapters of the Society of Real Estate Appraisers and the American Institute of Real Estate appraisers from 1981 to 1986

Appraisal Institute National Association

Appraisal Journal Editorial Board 2010 – 2011 – Designated Member

Education Committee, 2006 – 2009

Professionalism Project Team, 2006 – 2007

Project 717 – Restructuring of Appraisal Institute's Education Programs and Focus – Chair of the Continuing Education Programs, 2001 – 2002

Appraisal Journal Editorial Board, 2003

Chair Appraisal Journal Peer Review Panel, 2003

Appraisal Journal Peer Review Panel member, 2000 to the present

Leadership Development and Advisory Council - Discussion Leader, 2003

Leadership Development and Advisory Council, member, 2000 – 2002

National Seminars Subcommittee, Vice Chair, 2001

Board of Directors as member of Audit Committee – 2000 to 2002

QUALIFICATIONS OF LARRY T. WRIGHT, MAI, SRA, Continued

Board of Directors as Chair of Region VIII – 2001

Board of Directors representing Region VIII (Texas and New Mexico) – 1999, 2000

Region VIII Regional Committee, Treasurer – 1998

Appraisal Institute National Nominating Committee Representing Region VIII, 1998

Region VIII Regional Committee, Houston Chapter Representative, 1997

Episcopal Church of the Advent – vestry – 1994, 1995

Houston Association of Realtors – Realtor member

Texas Association of Realtors – Realtor member

National Association of Realtors – Realtor member

Houston Live Stock Show and Rodeo – life member since 1980

Education:

University of Oklahoma - Bachelor of Science with a major in Math and minor in Physics, 1970

United States Army Security Agency, Defense Language Institute, Presidio of Monterrey, CA
linguist/translator North Vietnamese, 1970 to 1971

Honors and Awards:

United States Army awarded the Bronze Star for meritorious service in Vietnam, 1971 to 1972.

Appraisal Institute Seminars for Appraisers:

Classroom

Appraisal Curriculum Overview – 2 day seminar
Analytics with the Site to Do Business
Analyzing Operating Expenses
Appraisal Consulting: A Solutions Approach for Professionals
Appraising Distressed Commercial Real Estate: Here We Go Again
Case Studies in Commercial Highest and Best Use
Forecasting Revenue
Highest and Best Use Applications
Reviewing and Underwriting Residential Appraisal Reports
Subdivision Valuation
The Discounted Cash Flow Model: Concepts, Issues, and Apps.
The Road Less Traveled: Special Purpose Properties
Understanding and Testing DCF Valuation Models
Using Spreadsheet Programs in Real Estate Appraisals
What Clients Would Like Their Appraisers to Know
The Lending World in Crisis – What Clients Want Their Appraisers to Know Today

Online

GIS - The Executive Overview

Appraisal Institute Seminars for Clients:

A Lenders Perspective: The Role of the Appraisal in the Lending Process