

PAUL G. WILEY - APPRAISER'S QUALIFICATIONS

MEMBERSHIPS AND AFFILIATIONS:

State of New York -
Certified Real Estate General Appraiser #46000048291

Mid-Hudson Chapter of the Appraisal Institute
Board of Directors 2007-2009
2014-Present

EDUCATION:

A.A., Communications, Orange County Community College
Middletown, New York 1986

B.A. Communications, State University of New York
College at New Paltz GPA 3.49 1988

New York State Teaching Certification
English (Secondary) 1990

Appraisal Institute: Standards of Professional Appraisal Practice
Part A- Course 410 1993

Appraisal Institute: Appraisal Principles- Course 110 1993

Appraisal Institute: Appraisal Procedures- Course 120 1994

Appraisal Institute: Basic Income Capitalization- Course 310 1999

Appraisal Institute: Income Valuation of Small,
Mixed-Use Properties- Course 600 2002

Appraisal Institute: General Applications- Course 320 2001

Appraisal Institute: Standards of Professional Appraisal Practice
Course 430 2002

Appraisal Institute: Advanced Income Capitalization-Course 510 2002

Appraisal Institute: Highest & Best Use and Market Analysis
Course 520 2003

Manfred Real Estate Learning Center: Appraisal Qualifying Course
Fair Housing, Fair Lending & Environmental Issues 2003

Appraisal Institute: USPAP National Update-Course 400 2003

Appraisal Institute: Mathematically Modeling Real Estate Data
Course 762 2004

Appraisal Institute: Business Practices & Ethics Course 420 2004

Manfred Real Estate Learning Center:
Applied Income Property Valuation- Course G3 2004

Appraisal Institute: USPAP Update Course- NYS Code #2379-07 3/2008

Appraisal Institute: Analyzing Distressed Real Estate
NYS Code #3215-04 5/2008

Appraisal Institute: Analyzing Real Estate in Distressed
or Troubled Markets- NYS Code 3212-3.5 5/2008

Appraisal Institute: Office Building Valuation:
A Contemporary Perspective- NYS Code 3016-07 9/2008

Appraisal Institute - Course OL-638 Feasibility, Market Value,
Investment Timing: Option Value (NYS Code: 3069-07) 9/2009

Appraisal Institute - NYS Code 3249-5.25 Business Practices & Ethics	11/2009
Appraisal Institute - NYS Code 2379-07 USPAP Update Course	1/2010
Appraisal Institute - NYS Code 3526-07: Hotel Appraising New Techniques for Today's Uncertain Times	6/2010
Appraisal Institute - NYS Code 2883-16 Uniform Appraisal Standards for Federal Land Acquisitions	9/2010
Appraisal Institute - NYS Code 3735-07 Litigation Skills for the Appraiser	5/2011
Appraisal Institute - NYS Code 2379-07 National USPAP Update Course	4/2012
Appraisal Institute - NYS Code 3903-07 Introduction to Conservation Easement Valuation	5/2012
Appraisal Institute - NYS Code 3902-07 Subdivision Valuation: A Comprehensive Guide to Valuing Improved Subdivisions	11/2012
Appraisal Institute - NYS Code 3924-07 Marketability Studies: Six Step Process & Basic Application	4/2013
Appraisal Institute - NYS Code 3249-5.25 Business Practices & Ethics	6/2013
Appraisal Institute - NYS Code: 4102-07 The Discounted Cash Flow Model: Concepts, Issues and Applications	9/2013
Appraisal Institute - NYS Code 2379-07 National USPAP Update Course	3/2014
Appraisal Institute - NYS Code Q-0215 G8 General Appraiser Report Writing & Case Studies	11/2014
Appraisal Institute - NYS Code 2379-07 National USPAP Update Course	12/2015
Appraisal Institute - NYS Code 3625-28 Advanced Concepts & Case Studies - Course 503GD	12/2015

SEMINARS:

Appraisal Institute: Internet Search Strategies	1998
Argus Lease Analysis	1999
Appraisal Institute Scope of Work: Expanding Your Range of Services	2003
Appraisal Institute: Code #2352-07 - Appraisal Consulting: A Solution Approach for Professionals	2005
Appraisal Institute: Subdivision Valuation	2005
Appraisal Institute - Course OL-733 Introduction to GIS Applications for Real Estate Appraisal	9/2005
Appraisal Institute - NYS Code #2837-02 2006 Changes to USPAP: The Demise of Departure	3/2006
Argus Lease Analysis	4/2008

Appraising Distressed Commercial Real Estate: Here We Go Again: Appraisal Institute Webinar	11/2008
Introducing Valuation for Financial Reporting Appraisal Institute Webinar	4/2009
Marshall & Swift Green Building Cost Webinar	11/2009
Appraisal Institute - Webinar Guides Notes 11 and 12 - What They Mean to You	6/2012
Appraisal Institute - Webinar Regression Analysis is Becoming Mainstream: Are You Prepared?	9/2012
Organization of Real Estate Professionals Webinar - Mobile Appraising: Saving Both Time and Money	9/2012
Appraisal Institute - Webinar Commercial Bankruptcy, Workouts and the Valuation Process	4/2013
Appraisal Institute - Webinar Appraising Cell Towers	10/2013
Appraisal Institute - NYS Code 4006-07 Complex Litigation Appraisal Case Studies	6/2014
Appraisal Institute - Webinar High Volatility Commercial Real Estate Valuation Consideration and Complexities	8/2015
Appraisal Institute - Webinar Contamination and the Valuation Process	9/2015
Appraisal Institute - NYS Code 4378-07 Raising the Bar: Complex Properties A Risk Based Approach to Allocations & Investment	9/2015
Appraisal Institute - NYS Code 4395-07 Mid Hudson Chapter: Appraisal Case Studies Seminar	10/2015
Appraisal Institute - Online Seminar General Demonstration Report Writing	5/2016
Appraisal Institute - NYS Code 4530-07 Mid Hudson Chapter: 2 nd Annual Appraisal Case Studies	10/2016
Appraisal Institute - NY State Code #4670-07 Drone Technology and Its Impact on the Appraisal Industry	6/2017

ADULT EDUCATION:

Orange-Ulster BOCES Web Site Development	2000
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WORK EXPERIENCE:

2/93 to Present -
Valuation Consultants, Inc., Newburgh, New York
Real Estate Appraiser

9/92 to 2/93 -
Appraisal Services Company, Newburgh, New York
Real Estate Appraiser

As a member of the staff, I have appraised all types of residential property, commercial and industrial buildings and vacant land.

I have made appraisals for financial institutions, attorneys, investors, accountants, insurance companies and major corporations. Listed here are a few selected employers:

A. GENERAL EXPERIENCE

Abacus Bank
Advent Valuation
American Business Lenders
Appraisal Management
Astoria
Bank of America
Bank of New York
Bank of the West
Bank of Greene County
Bank United
Berkshire Bank
Bloom and Bloom
Business Lending
Catskill Hudson Bank
Charles Brodie, Esquire
Chase Manhattan Bank
Citizens Bank
City National Bank
Cities of Middletown, Newburgh, & Poughkeepsie
Community Bank
Community Preservation Corporation
Concorde Lending
Country Bank
Counties of Orange, Dutchess, & Sullivan
Cumberland Farms
Cumberland Gulf
David Brodsky, Esquire
Dormitory Authority of State of New York
Dwight Joyce, Esquire
Eastern Savings Bank
First Niagara Bank
Freedom Bank
Greater Hudson Bank
Hometown Bank of the Hudson Valley (formerly Walden Federal)
HSBC Bank USA
Hudson Heritage Federal Credit Union
Hudson United Bank
Hudson Valley Bank
Hudson Valley Federal Credit Union
Jacobowitz & Gubits, LLP
Jeff Bank
JP Morgan Chase
Key Bank of New York
Kingston City School District
Lakeland Bank
Lend Lease
M&T Bank
Metbank
Mahopac National Bank
Mid Hudson Valley Federal Credit Union
National Valuation Services
NBT
Newburgh Central School District
NYS Office of Mental Retardation & Developmental Disabilities
Orange County Trust
Orange County Land Trust
Orange & Rockland Utilities
Peoples United
Putnam County National Bank
Putnam County Savings Bank
Richard Drake, Esq.
Rhinebeck Savings Bank
Riverside Bank
Rondout Savings
Salisbury Bank
Sawyer Savings Bank

SBU
SI Bank and Trust
Stanley Marks & Company, CPA
Sterling National Bank (formerly Provident Bank)
Stevan Nosonowitz, Esquire
Stewart International Airport
Summit Bank
TD Banknorth, N.A.
Towns of Chester, Newburgh, Wallkill, Warwick, & Wawayanda
Trust Company of New Jersey
Ulster Savings Bank
Union Savings Bank
Union State Bank
Vanacore, DeBenedictus, DiGiovanni & Weddell, CPA
Valley National Bank
Village of Walden
Walden Savings
Wallkill valley Federal Credit Union
Warwick Valley School District
Webster Bank
Wells Fargo
Wilber National Bank

C. AREAS OF APPRAISAL EXPERIENCE - NEW YORK STATE

COUNTIES: Orange, Dutchess, Putnam, Rockland, Sullivan, & Ulster

FACTUAL STATISTICAL & REFERENCE INFORMATION

An up-to-date set of area Zoning Maps and Ordinances

Local Multiple Listing Services and CoStar

City maps showing existence of underground utilities

Maintenance of sales transactions by subdivisions and street name, effective dates of sale and current listing

Current community statistics referring to retail sales, bank clearance, employment, transportation, construction activity, & mortgage recordings

Census Tract Maps, FEMA Flood Plain Maps, NYS Wetland Maps