

THOMAS M. MCCHESENEY, SRA - APPRAISER'S QUALIFICATIONS
email: tom@vciny.com

MEMBERSHIPS AND AFFILIATIONS:

Member of Appraisal Institute - SRA Designation

New York State Certified Residential Real Estate Appraiser
#45000002845

Appraisal Institute - Mid Hudson Chapter
1997 President
1996 Vice President
1995 Secretary
1993-1995 - Education Committee Chairman
1990-1993 - Education Committee
1998-2001 - Board of Directors
2005-2009 - Board of Directors
2005-Present - Residential Guidance Chairman

Appraisal Institute - Region IV
1995-1997 Regional Ethics and Counseling Panel

EDUCATION:

Ramapo College of New Jersey, Mahwah, New Jersey Bachelor of Science Major: Business Administration Concentration: Economics/Finance	1985
County College of Morris, Randolph, New Jersey Associates of Arts Major: Business Administration	1982
American Institute of Real Estate Appraisers Real Estate Appraisal Principles	1987
American Institute of Real Estate Appraisers Residential Valuation	1988
American Institute of Real Estate Appraisers Standards of Professional Practice	1989
American Institute of Real Estate Appraisers Basic Valuation Procedures	1989
Appraisal Institute Capitalization Theory and Techniques - Part A	1992
Appraisal Institute Standards of Professional Practice - Part A	1997
Standards of Professional Practice - Part B	1997
Appraisal Institute Standards of Professional Practice - Part C	2002

SEMINARS:

Society of Real Estate Appraisers Standards of Professional Practice	1989
Appraisal Institute Valuing Land When There Are No Comparables	1993
Appraisal Institute Preparation of Tax Certiorari	1993
Appraisal Institute - New URAR	1993
Appraisal Institute Valuation by Subdivision Analysis	1994
Appraisal Institute Appraisal Reporting of Complex Residential Properties	1994
Appraisal Institute Appraisal Review - Residential Properties	1994
Appraisal Institute Understanding Limited Appraisals	1994
Independent Fee Appraisers Basic Residential HUD Requirements	1995
Appraisal Institute Litigation Appraising - Part 1 - Current Issues in Tax Certiorari	1995
Appraisal Institute How to Complete New York State FHA Appraisals	1996
Appraisal Institute Appraising High Value and Historic Homes	1996
Appraisal Institute Special Purpose Properties: The Challenge Of R.E. Appraising in Limited Markets	1996
Appraisal Institute Current Issues in Tax Certiorari	1997
Appraisal Institute Planning Boards, Land Use Control and Zoning Board of Appeals	1997
Appraisal Institute Attacking and Defending an Appraisal in Litigation	1998

Appraisal Institute Unsyndicated Partial Interest Appraisals	1998
Appraisal Institute Emerging Technologies Forum	1998
Appraisal Institute Property Value Studies in Relation to Community Residences	1998
Manfred Real Estate Learning Center New FRA/HUD Guidelines	1999
McKissock Data Systems Regression Foundations	2000
Regression Applications NYS Association of Realtors, Inc.	2000
Residential Construction Home Inspection, ADA, Land, Environmental Inspection	2000
Appraisal Institute Appraising Vacant Land	2002
Appraisal Institute Scope of Work: Expanding Your Range of Services	2003
Appraisal Institute Mathematically Modeling Real Estate Data	2004
Appraisal Institute Introduction to Income Capitalization	2005
Appraisal Institute Appraisal Consulting: A Solutions Approach For Professionals	2005
Appraisal Institute Residential Market Analysis and Highest and Best Use	2005
Employee Relocation Council Relocation Training Program	2006
Appraisal Institute 2006 Changes to USPAP: The Demise of Departure	2006
McKissock Appraising Historic Properties	2006

Appraisal Institute Online Valuation Resources	2007
Appraisal Institute Uniform Standards of Appraisal Practice	2007
Appraisal Institute Evaluating Residential Construction	2007
Appraisal Institute - NYS Code #3215-04 Analyzing Distressed Real Estates	2008
Appraisal Institute - NYS Code #3215-3.5 Analyzing Real Estate in Distressed or Troubled Markets	2008
Appraisal Institute Uniform Standards of Appraisal Practice	2008
Appraisal Institute REO Appraisal	2009
Appraisal Institute Quality Assurance in Residential Appraisals	2009
Appraisal Institute USPAP Update Course	1/2010
Appraisal Institute Online Business Practices & Ethics	1/2011
Appraisal Institute Litigation Skills for the Appraiser	5/2011
WCSREA Uniform Data Set	6/2011
Appraisal Institute The Uniform Appraisal Dataset from Fannie Mae & Freddie Mac	8/2011
Appraisal Institute Online Appraisal Curriculum Overview - Residential	11/2011
Appraisal Institute 7 Hour National USPAP Equivalent Course	1/2013
Appraisal Institute Introduction to Green Buildings: Principles & Concepts	6/2013
Appraisal Institute Case Studies in Appraising Green	

Residential Buildings	7/2013
Appraisal Institute 7 Hour National USPAP Equivalent Course	12/2014
Appraisal Institute Review Theory - Residential	4/2015

EXPERIENCE REAL ESTATE:

3/93 to Present
Valuation Consultants, Inc., Newburgh, New York
Owner and Senior Residential Appraiser/Manager

3/86 to 3/93
Appraisal Services, Newburgh, New York
Senior Appraiser

7/85 to 3/86
Anchor Mortgage Services, Inc., Wayne, New Jersey
Post Closing Mortgage Reviewer

8/82 to 9/84
Louise R. McChesney Appraisal, Sparta, New Jersey
Appraiser Assistant

APPRAISAL EXPERIENCE:

Has appraised all types of residential properties, condominiums and multi family residences.

Has performed property analysis and appraisal for private and corporate investors, financial institutions, attorneys, major corporations, home transfer companies and others. Here listed are a few selected employers:

A: GENERAL

Bank of America
Bank of New York
Catskill Hudson Bank
Chase Manhattan
Citibank, N.A.
Coldwell Relocation Management Services, Inc.
Community Bank of Orange County
Community Bank of Sullivan County
Community Preservation Corporation
First Fidelity
Empire State Bank
First Niagara Bank
Guard Hill Financial
Greater Hudson Bank
HSBC USA Mortgage Corp.
Hometown Bank of the Hudson Valley

Hudson United Bank
Hudson Valley Federal Credit Union
Key Bank of New York
Keycorp
Lakeland State Bank
Manhattan Savings Bank
Masbeth Federal Savings
Merrill Lynch Relocation
Mid Hudson Valley Federal Credit Union
National Bank of Florida
New York State Facilities Development Corp.
North Fork Bank
Orange County Trust
PNC Mortgage Corp.
Provident Bank
Prudential Relocation
PCSB
Remax International Relocation
Republic Bank
Rhinebeck Savings Bank
Riverside Bank
Salisbury Bank
Skyscraper Mortgage
Stissing National Bank
TD Bank, N.A.
Travelers Relocation
Ulster Savings Bank
Upland Bank
Valley National Bank
Walden Savings Bank
Washington Mutual
Waterfield Financial
Webster Bank
Supreme Court of the State of NY - Suffolk
Hon. William J. Kent
Newman & Cahn, LLP
Robert J. Del. Col, Esq.
Bloom & Bloom, P.C.
Supreme Court of the State of NY - Orange
Hon. Lewis J. Lubell
Hon. John K. McGuirk
Saffioti & Anderson, Attorneys at Law
Michele P. Ellerin, Esq.
Larkin, Axlerod, Angrassia & Tetenbaum, LLP
James Casazza, Esq.
Jacobowitz & Gubits, LLP
Rider, Weiner & Frankel, P.C.
Drake, Loeb, Heller, Kennedy, Gogerty, Gaba & Rodd, PLLC

B. AREAS OF APPRAISAL EXPERIENCE - NEW YORK STATE

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

FACTUAL STATISTICAL AND REFERENCE INFORMATION

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

City maps showing existence of underground utilities.

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

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

Census Tract Maps. Flood Plain Maps. Wetland Maps.