

## J. TODD WILEY, IAO - APPRAISER'S QUALIFICATIONS

### EDUCATION:

S.U.N.Y. Orange, Middletown, New York	1978-1980
Major- Data Processing	
S.U.N.Y. Brockport, New York	1981-1983
Major- Computer Science	
Orange County Association of Realtors	
Introduction to Real Estate Appraisal - (R1)	1991
Valuation Principles and Procedures - (R2)	1991
Ethics and Standards of Professional Practice	1991
New York State Office of Real Property Services	
Assessment Administration	1992
Introduction to Appraisal Approaches	1992
Introduction to the Income Approach	1993
Introduction to Mass Appraisal	1994
Advanced Methods and Assessment Techniques	1995
Introduction to Land Appraisal	1998
Fundamentals of Exemption Administration	1998
Assisted Living Facility Valuation	1999
Introduction to Income Capitalization (R4)	2000
Restaurant Appraisal	2000
Appraisal of a Drug Store	2001
Introduction to Farm Appraisal	2003
Ethics for Assessors	2007
New York State Assessors' Association	
IAO-1	2002
Instructor Training	2005
G-2 Principles Of Income Property Appraising	2006
G-1 Introduction to Income Property Valuation	2007
Valuation of Green Buildings	2013
Ethics for Assessors	2014
Assessment Administration	2014

### PROFESSIONAL ORGANIZATIONS:

Orange County Assessors' Association, Past President	
New York State Assessors' Association, President	2004-2005
Executive Board of the NYSAA	1999-2006
Institute of Assessing Officers	
NYSAA Real Property Tax Administration Committee, RPTAC, Chairman	2013-present
RPTAC, Equalization Rate Committee, Member	2005-present

### PROFESSIONAL DESIGNATIONS:

New York State Certified Assessor Advanced (SCAA)	
Institute of Assessing Officers, chartered by the Board of Regents of the University of the State of New York Designation of Professional Assessor (IAO)	

**SEMINARS:**

New York State Assessors' Association	
Equalization Concepts	1994
Fundamentals of Data Collection	1994
Appraisal Workshop	1996
Agricultural Assessment	1997
Assessment Administration	1998
Waterfront Property Valuation	1999
Feasibility Analysis	2002
Level of Assessment Training	2002
Equalization Rates	2002
Real Property System- RPS V4- Valuation Equity	2004
Hotel Valuation	2004
Tax Certiorari Negotiation	2005
Exemption Administration	2006
Assessment Administration	2014
Exemption Administration- Instructor	2014
Appraisal Institute - NYS Code 4395-07	
Mid Hudson Chapter -	
1 <sup>st</sup> Annual Appraisal Case Studies Seminar	10/2015

**EXPERIENCE:**

Town of New Windsor 12/02-Present  
Assessor for the Town. Responsibilities include the valuation of all parcels for tax purposes. Assessment administration of over 9,400 parcels.

Valuation Consultants Inc. 7/05-Present  
Commercial real estate appraiser assistant. Perform appraisals of all types of commercial properties.

City of Newburgh 7/91-12/02  
From 1991-95 was the Assistant Property Manager and the Real Property Data Collector. Assisted with all aspects of valuation and assessing functions. Managed and marketed properties acquired by the City. In 1995 appointed City Assessor and Property Manager. Responsibilities included all aspects of valuation, assessment administration, property management and sales of City acquired properties.

Mid Hudson Appraisers 9/93-7/95  
Performed residential appraisals.

I have appraised all types of residential property, commercial and industrial buildings, farms and vacant land.

I have made appraisals for financial institutions, attorneys, major corporations, home guarantee programs, insurance companies and others.

AREAS OF APPRAISAL EXPERIENCE -

New York State -

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

**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 street 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

*State of New York  
Office of Real Property Services*



*This is to certify that*

***J. Todd Wiley***

*having successfully completed the basic course of training  
as prescribed by the laws of the State of New York  
and the rules of the State Board of Real Property Services,  
has attained the designation of*

***State Certified Assessor  
Advanced***



*Dated: July 20, 1998*