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Tom Jackson is the President of Real Property Analytics, Inc. based in College Station, Texas, where he specializes in analyzing real estate that may be impacted by environmental contamination as well as other complex valuation related issues. He has over 35 years of experience in the valuation of real property, real estate consulting and urban planning. In addition, Dr. Jackson served as a faculty member at Texas A&M University for 15 years, and was the G. Steven Dawson Fellow in Real Estate and a Clinical Associate Professor in the Department of Finance of the Mays Business School, where he taught real property valuation in the Master of Real Estate (MRE) Program. The MRE program (formerly Master of Land Economics and Real Estate, or LERE) is one of the oldest, largest and most highly ranked graduate real estate programs in the U.S. Dr. Jackson also taught courses on land development and land use planning in the College of Architecture.

Dr. Jackson is an MAI Member of the Appraisal Institute and a Counselor of Real Estate (CRE). He has also been a member of the American Institute of Certified Planners (AICP), a Fellow of the Royal Institution of Chartered Surveyors (FRICS), and a member of the Appraisal Standards Board (ASB) of The Appraisal Foundation. The ASB establishes the *Uniform Standards of Professional Appraisal Practice* (USPAP), the generally accepted and legally enforceable standards for real estate appraisers in the U.S. Dr. Jackson was the principal author of the ASB's *Advisory Opinion 9: The Appraisal of Real Property That May Be Impacted by Environmental Contamination* (AO-9). In addition, Dr. Jackson served on the Professional Standards and Guidance Committee of the Appraisal Institute from 2012 to 2015, and was the principal author of *Guide Note 6: Consideration of Hazardous Substances in the Appraisal Process* (GN-6). Together, AO-9 and GN-6 represent the generally accepted approach within the appraisal profession for analyzing the effects of environmental contamination on real property.

Dr. Jackson's research has been published in *The Journal of Real Estate Finance and Economics*, *Journal of Real Estate Research*, *The Appraisal Journal*, *Journal of Real Estate Practice and Education*, *Journal of Real Estate Literature*, *Renewable Energy Focus*, *Real Estate Review* and *The Real Estate Finance Journal*, and in books published by the Appraisal Institute and the American Real Estate Society. For over 10 years, Dr. Jackson authored or co-authored the *Environment and the Appraiser* column in *The Appraisal Journal*, addressing issues in the valuation of contaminated properties and other environmental topics. He is currently a member of the Review Panel and Statistics Work Group of *The Appraisal Journal*. Dr. Jackson was a contributor to *The Appraisal of Real Estate, 13th Edition* (2008) and *14th Edition* (2013) as well as *The Dictionary of Real Estate Appraisal, 5th Edition* (2010) and *6th Edition* (2015). These textbooks reflect the valuation framework and concepts set forth in AO-9 and GN-6.

Through the Appraisal Institute, Dr. Jackson developed the national seminar *Analyzing the Effects of Environmental Contamination on Real Property* which he presented to Institute chapters in Texas, Florida and Louisiana. Dr. Jackson also presented or co-presented the Appraisal Institute webinars *Selling Into the Sun - Solar Panel Research Report*, *Wind Turbines and Property Values*, *Contaminated Property and the Valuation Process* and *Oil Spills and Property Values*. In addition, he has taught (with Dr. Marvin Wolverton) the Appraisal Institute's Advanced Education Course on *Quantitative Analysis*, focusing on the use of multiple regression analysis in valuation assignments. Dr. Jackson served on the Education Committee of the Appraisal Institute from 2007 to 2011.

Dr. Jackson has a Ph.D. in Urban and Regional Science from Texas A&M University, master's degrees from The University of North Carolina at Chapel Hill and The Ohio State University, and is an honors graduate of the University of South Florida. Dr. Jackson's dissertation at Texas A&M focused on analyzing the effects of environmental contamination on commercial and industrial real estate and was funded by the National Science Foundation and the Lincoln Institute of Land Policy. Dr. Jackson's research on the effects of wind turbines and solar panels on residential real estate was funded by the Lawrence Berkeley National Laboratory.

Dr. Jackson has provided expert witness testimony over 100 times in litigation matters involving: the impacts of soil, groundwater, airborne and surface water contamination and alleged contamination on property values; real estate issues related to proposed environmental class actions; the impacts of high voltage electric transmission lines on property values; the valuation and highest and best use of properties subject to eminent domain; real estate development feasibility; planning and land use regulation; and other real property related issues.

Dr. Jackson is a Texas Certified General Real Estate Appraiser (TX-1327090-G) and a Florida State-Certified General Real Estate Appraiser (RZ1721).