

THOMAS O. JACKSON, PhD, MAI

4805 Spearman Drive

College Station, Texas 77845-4412

tomjackson@real-analytics.com

www.real-analytics.com

(979) 574-1930



Tom Jackson specializes in the analysis of real estate that may be impacted by environmental contamination as well as other complex valuation related issues. He has over 36 years of experience in the valuation of real property, real estate consulting and urban planning. He is also the founder of Real Property Analytics, Inc., a firm he operated successfully for more than 18 years. Previously, Dr. Jackson was the G. Steven Dawson Fellow in Real Estate and a Clinical Associate Professor in the Department of Finance of the Mays Business School at Texas A&M University, where he taught real property valuation in the Master of Real Estate Program, consistently ranked as one of the best graduate real estate programs in the U.S. He 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, a professional designation he has held for more than 25 years. In addition, he is a former 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*. He was also the principal author of the Appraisal Institute's *Guide Note 6: Consideration of Hazardous Substances in the Appraisal Process*. Together, AO-9 and GN-6 establish the generally accepted approach within the appraisal profession for analyzing the effects of environmental contamination on real property. Dr. Jackson served on the Professional Standards and Guidance Committee of the Appraisal Institute from 2012 to 2015.

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. His journal articles have won best paper awards from the Appraisal Institute (Ratcliff Award) and the American Real Estate Society. His award-winning articles are: *Environmental Risk Premiums in Commercial Real Estate Transactions* and *Environmental Contamination and Industrial Real Estate Prices*. 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 also served as a member of the Academic Review Panel and Statistics Work Group of *The Appraisal Journal*. Also 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. Additionally, he has taught 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 PhD 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. His 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, a U.S. Department of Energy National Laboratory managed by the University of California. His honorary affiliations include: Sigma Xi, The Scientific Research Honor Society; Omicron Delta Kappa, The National Leadership Honor Society; The Honor Society of Phi Kappa Phi; Pi Sigma Alpha, The National Political Science Honor Society; and others.

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.