

THOMAS O. JACKSON

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EDUCATION

Ph.D., Urban and Regional Science, Texas A&M University, College Station, Texas, 2000

Areas of Concentration: Real Estate Finance and Investment, Applied Statistical Analysis

Dissertation: *The Effects of Environmental Contamination on Commercial and Industrial Real Estate*
Funded by the National Science Foundation and the Lincoln Institute of Land Policy

M.R.P., City and Regional Planning, The University of North Carolina at Chapel Hill, 1984

Areas of Concentration: Housing Economics and Finance, Real Estate Development

Departmental Paper: *A Cost-Benefit Analysis of Tax-Exempt Mortgage Revenue Bonds*

M.A., Political Science, The Ohio State University, Columbus, Ohio, 1979

B.A. with Honors, Political Science, University of South Florida, Tampa, Florida, 1975

Furman University, Greenville, South Carolina, 1972 to 1973

EXPERIENCE

Real Property Analytics, Inc., College Station, Texas, 2000 to 2018

President and Principal Appraiser

Texas A&M University, College Station, Texas, 1998 to 1999, 2002 to 2015

G. Steven Dawson Fellow in Real Estate, Department of Finance, Mays Business School
(2012-15)

Clinical Associate Professor, Department of Finance, Mays Business School (2005-15)

Director of Real Estate Programs, Department of Finance, Mays Business School (2005-06)

Executive Professor, Land Economics and Real Estate Program, Department of Finance, Mays
Business School (2004-05)

Lecturer, Land Economics and Real Estate Program, Department of Finance, Mays Business School
(2002-04)

Assistant Lecturer, Land Development Program, College of Architecture (1998-99)

Coopers & Lybrand L.L.P., Houston, Texas and Phoenix, Arizona, 1994 to 1998

Director, Financial Advisory Services (1997-98)

Manager, Financial Advisory Services (1994-96)

Planning Research Services, Inc., Jacksonville, Florida, 1993 to 1995

President and Principal Planner

Walter M. Lampe, Inc., Jacksonville, Florida, 1993 to 1994

Commercial Real Estate Appraiser

Parsons Corporation/Harland Bartholomew & Associates, Inc., Jacksonville, Florida, 1992 to 1993

Senior Project Manager

RS&H, Inc., Architecture, Engineering and Planning, Jacksonville, Florida, 1987 to 1992

Senior Consultant, PLANTEC Corporation/Development Economics Group

BHR Planning Group, Inc., Jacksonville, Florida, 1986 to 1987

Project Manager/Senior Planner

ERS Group/Economic Research Services, Inc., Tallahassee, Florida, 1984 to 1986

Senior Research Associate

Florida Department of Community Affairs, Tallahassee, Florida, 1983 to 1984

Local Government Assistance Specialist

City of West Melbourne, Florida, 1978 to 1979

Planning Director/City Planner

Salem & Salem, P.A., Tampa, Florida, 1975 to 1976

Legal Assistant/Reader

PROFESSIONAL AFFILIATIONS

Fellow, The Royal Institution of Chartered Surveyors, 2006 to 2015

Fellow, American Real Estate Society, 2005 to 2014

Member, International Right of Way Association, 2003 to 2015

Member, Appraisal Standards Board of The Appraisal Foundation, 2001 and 2002

Member, Aggie Real Estate Network/Society of Texas A&M Real Estate Professionals, 2000 to present

Member, National, Texas and Houston Associations of Realtors, 2000 to 2016

Member, American Real Estate Society, 1999 to 2018

Member, American Real Estate and Urban Economics Association, 1999 to 2014

Texas Certified General Real Estate Appraiser (TX-1327090-G), 1996 to 2018

Member, The Counselors of Real Estate (CRE), 1995 to 2018

MAI Member of the Appraisal Institute, 1993 to 2023, MAI (Retired), 2023 to present

Florida State-Certified General Real Estate Appraiser (RZ1721), 1993 to 2018

Member, American Institute of Certified Planners (AICP), 1986 to 2015

Member, American Planning Association, 1981 to 2015

TEACHING EXPERIENCE

Finance 674: Real Property Valuation II, Master of Real Estate Program, Department of Finance, Mays Business School, Texas A&M University, College Station, Texas (Fall Semesters, 2005 to 2014)

Finance 673: Real Property Valuation I, Master of Real Estate Program, Department of Finance, Mays Business School, Texas A&M University, College Station, Texas (Spring Semesters, 2002 to 2015)

Finance 689: Special Topics in Real Estate Case Studies, Master of Land Economics and Real Estate Program, Department of Finance, Mays Business School, Texas A&M University, College Station, Texas (Fall Semesters, 2002 to 2004)

Planning 365: Land Use Planning, Department of Landscape Architecture and Urban Planning, College of Architecture, Texas A&M University, College Station, Texas (Spring Semester, 1999)

Planning 489: Special Topics in Public-Private Codevelopment, Land Development Program, College of Architecture, Texas A&M University, College Station, Texas (Spring Semester, 1998)

HONORS AND AWARDS

Sigma Xi, The Scientific Research Honor Society, 2019

Richard U. Ratcliff Award for the best original article written by an academic author and published in *The Appraisal Journal* in 2018

G. Steven Dawson Faculty Fellowship in Real Estate, Texas A&M University, 2012

Who's Who in Finance and Business, 34th Edition, 2004-05

Research Grant, The Appraisers Research Foundation, 2004

American Mensa Limited, 2004

Who's Who in America, 57th Edition, 2003

Industrial Real Estate Manuscript Prize, awarded by the American Real Estate Society and sponsored by the Society of Industrial and Office Realtors, 2001

Ph.D. Research and Scholar Awards, Urban and Regional Science, Texas A&M University, 2000

Dissertation Research Grant, Decision, Risk & Management Science Program, Division of Social and Economic Sciences, National Science Foundation, 1999

Dissertation Fellowship, Program on Land Markets, Lincoln Institute of Land Policy, 1999

Omicron Delta Kappa, The National Leadership Honor Society, 1976

The Honor Society of Phi Kappa Phi, 1975

Pi Sigma Alpha, The National Political Science Honor Society, 1975

Themis Honor Society, University of South Florida, 1974

Football Scholarship, Furman University, 1972 to 1973

PUBLICATIONS**Books and Book Chapters**

1. Contributor/Reviewer, *The Appraisal of Real Estate, 15th Edition*, 2020, *14th Edition*, 2013, and *13th Edition*, 2008, Appraisal Institute, Chicago, Illinois.
2. Contributor/Reviewer, *The Dictionary of Real Estate Appraisal, 6th Edition*, 2015, and *5th Edition*, 2010, Appraisal Institute, Chicago, Illinois.
3. Jackson, T. and S. Norwood, Case Study on Leaking Underground Storage Tanks at a Former Gasoline Station Site, chapter in *Applications in Litigation Valuation: A Pragmatist's Guide*, J. Johnson and S. Matonis, editors, Appraisal Institute, Chicago, Illinois, 2012, 189-203.
4. Jackson, T., Environmental Issues in the Valuation of Industrial Real Estate, chapter in *Appraising Industrial Properties* by the Appraisal Institute, Chicago, Illinois, 2005, 65-82.
5. Jackson, T., The Contributions of William N. Kinnard, Jr. to the Field of Contaminated Property Valuation, chapter in *Essays in Honor of William N. Kinnard, Jr.*, C. Sirmans and E. Worzala, editors, sponsored by the Appraisal Institute, RICS Foundation and the American Real Estate Society, Kluwer Academic Publishers, Norwell, Massachusetts, 2003, 81-89. Abstracted in *The Appraisal Journal*, 2003, Vol. 71, No. 4, 361-362.

Journal Articles

1. Jackson, T. and C. Yost-Bremm, Environmental Risk Premiums and Price Effects in Commercial Real Estate Transactions, *The Appraisal Journal*, 2018, Vol. 86, No. 1, 48-67. Winner of the Richard U. Ratcliff Award for the most outstanding article written by an academic author and published in *The Appraisal Journal* in 2018. Also published in *The Valuation Journal*, 2019, Vol. 14, No. 2, 4-38.
2. Hoen, B., S. Adomatis, T. Jackson, J. Graff-Zivin, M. Thayer, G. Klise and R. Wiser, Multi-State Residential Transaction Estimates of Solar Photovoltaic System Premiums, *Renewable Energy Focus*, 2017, Vol. 19-20, 90-103. Originally published as *Selling into the Sun: Price Premium Analysis of a Multi-State Dataset of Solar Homes* by the Lawrence Berkeley National Laboratory, Berkeley, California, January 2015. Cited in *The Wall Street Journal*, Journal Reports: Wealth Management, September 2022.
3. Hoen, B., J. Brown, T. Jackson, R. Wiser, M. Thayer and P. Cappers, Spatial Hedonic Analysis of the Effects of US Wind Energy Facilities on Surrounding Property Values, *The Journal of Real Estate Finance and Economics*, 2015, Vol. 51, No. 1, 22-51. Originally published by the Lawrence Berkeley National Laboratory, Berkeley, California, August 2013.
4. Jackson, T., J. Pitts and S. Norwood, Advisory Opinion 9 and Contingent Valuation, *The Appraisal Journal*, 2012, Vol. 80, No. 3, 205-209. Reprinted in *Valuing Contaminated Properties: An Appraisal Institute Anthology, Volume II*, R. Roddewig, editor, 2014.
5. Jackson, T. and J. Pitts, The Effects of Electric Transmission Lines on Property Values: A Literature Review, *Journal of Real Estate Literature*, 2010, Vol. 18, No. 2, 239-259.

6. Jackson, T., Real Property Valuation Issues in Environmental Class Actions, *The Appraisal Journal*, 2010, Vol. 78, No. 2, 141-149. Reprinted in *Valuing Contaminated Properties: An Appraisal Institute Anthology, Volume II*, R. Roddewig, editor, 2014.
7. Jackson, T., When Good Things Happen to Bad Properties, *The Appraisal Journal*, 2009, Vol. 77, No. 2, 112-116. Reprinted in *Valuing Contaminated Properties: An Appraisal Institute Anthology, Volume II*, R. Roddewig, editor, 2014.
8. Pitts, J. and T. Jackson, Green Buildings: Valuation Issues and Perspectives, *The Appraisal Journal*, 2008, Vol. 76, No. 2, 115-118.
9. Jackson, T. and J. Pitts, Power Lines and Property Values Revisited, *The Appraisal Journal*, 2007, Vol. 75, No. 4, 323-325.
10. Jackson, T. and J. Pitts, Municipal Setting Designations: A New Tool for Reducing Environmental Risk and Cost Effects on Property Values, *The Appraisal Journal*, 2007, Vol. 75, No. 2, 105-108. Reprinted in *Valuing Contaminated Properties: An Appraisal Institute Anthology, Volume II*, R. Roddewig, editor, 2014.
11. Jackson, T. and M. Sowinski, Institutional Controls and Contaminated Property Valuation, *The Appraisal Journal*, 2006, Vol. 74, No. 4, 328-332. Reprinted in *Valuing Contaminated Properties: An Appraisal Institute Anthology, Volume II*, R. Roddewig, editor, 2014.
12. Jackson, T. and J. Pitts, Innocent Landowner Programs and their Effects on Environmental Risk and Property Value Impacts, *The Appraisal Journal*, 2006, Vol. 74, No. 2, 117-124. Reprinted in *Valuing Contaminated Properties: An Appraisal Institute Anthology, Volume II*, R. Roddewig, editor, 2014.
13. Jackson, T., Groundwater Contamination and Real Estate Investment Risk, *Journal of Real Estate Practice and Education*, 2005, Vol. 8, No. 1, 115-131.
14. Jackson, T., Evaluating Environmental Stigma with Multiple Regression Analysis, *The Appraisal Journal*, 2005, Vol. 73, No. 4, 363-369. Reprinted in *Valuing Contaminated Properties: An Appraisal Institute Anthology, Volume II*, R. Roddewig, editor, 2014.
15. Jackson, T., The EPA's Proposed All Appropriate Inquiries Rule and the Appraisal of Contaminated Properties, *The Appraisal Journal*, 2005, Vol. 73, No. 2, 146-153.
16. Jackson, T., Surveys, Market Interviews and Environmental Stigma, *The Appraisal Journal*, 2004, Vol. 72, No. 4, 300-310. Reprinted in *Valuing Contaminated Properties: An Appraisal Institute Anthology, Volume II*, R. Roddewig, editor, 2014.
17. Jackson, T., Case Studies Analysis: Environmental Stigma and Monitored Natural Attenuation, *The Appraisal Journal*, 2004, Vol. 72, No. 2, 111-118. Reprinted in *Valuing Contaminated Properties: An Appraisal Institute Anthology, Volume II*, R. Roddewig, editor, 2014.
18. Jackson, T., Methods and Techniques for Contaminated Property Valuation, *The Appraisal Journal*, 2003, Vol. 71, No. 4, 311-320. Reprinted in *Valuing Contaminated Properties: An Appraisal Institute Anthology, Volume II*, R. Roddewig, editor, 2014.
19. Jackson, T., Appraisal Standards and Contaminated Property Valuation, *The Appraisal Journal*, 2003, Vol. 71, No. 2, 127-133.

20. Jackson, T., Environmental Contamination and Industrial Real Estate Prices, *Journal of Real Estate Research*, 2002, Vol. 23, No. 1/2, 179-199. Winner of Manuscript Prize for the Best Paper on Industrial Real Estate presented at the 2001 American Real Estate Society Annual Meeting, an award sponsored by the Society of Industrial and Office Realtors.
21. Jackson, T. and R. Bell, The Analysis of Environmental Case Studies, *The Appraisal Journal*, 2002, Vol. 70, No.1, 86-95. Reprinted in *Valuing Contaminated Properties: An Appraisal Institute Anthology*, R. Roddewig, editor, 2002, and *Volume II*, R. Roddewig, editor, 2014.
22. Jackson, T., Environmental Risk Perceptions of Commercial and Industrial Real Estate Lenders, *Journal of Real Estate Research*, 2001, Vol. 22, No. 3, 271-288.
23. Jackson, T., The Effects of Environmental Contamination on Real Estate: A Literature Review, *Journal of Real Estate Literature*, 2001, Vol. 9, No. 2, 93-116.
24. Jackson, T., The Effect of Previous Environmental Contamination on Industrial Real Estate Prices, *The Appraisal Journal*, 2001, Vol. 69, No. 2, 200-210. Also published in *Papers and Proceedings of Valuation 2000* by the American Society of Appraisers, the American Society of Farm Managers and Rural Appraisers and the Appraisal Institute, July 2000. Reprinted in *Valuing Contaminated Properties: An Appraisal Institute Anthology, Volume II*, R. Roddewig, editor, 2014.
25. Jackson, T., Mortgage-Equity Analysis in Contaminated Property Valuation, *The Appraisal Journal*, 1998, Vol. 66, No. 1, 46-55. Reprinted in *Valuing Contaminated Properties: An Appraisal Institute Anthology*, R. Roddewig, editor, 2002.
26. Jackson, T., M. Dobroski and T. Phillips, Analyzing Contaminated Real Estate in a Changing Market, *The Real Estate Finance Journal*, 1997, Vol. 13, No. 2, 67-72.
27. Jackson, T., Investing in Contaminated Real Estate, *Real Estate Review*, 1997, Vol. 26, No. 5, 38-43.
28. Chalmers, J. and T. Jackson, Risk Factors in the Appraisal of Contaminated Property, *The Appraisal Journal*, 1996, Vol. 64, No. 1, 44-58.

Other Publications

1. Principal Author, *Guide Note 6: Consideration of Hazardous Substances in the Appraisal Process*, Professional Standards and Guidance Committee of the Appraisal Institute, 2013.
2. Jackson, T. and S. Norwood, Issues in the Valuation of Brownfields, *American Bar Association Section of Environment, Energy and Resources, Environmental Transactions and Brownfields Committee Newsletter*, 2012, Vol. 14, No. 1, 5-9.
3. Jackson, T., Electric Transmission Lines and Rural Land Values: A Closer Look, *Right of Way Magazine*, May/June 2011, 35-37.
4. Jackson, T., Property Value Diminution, and the Gulf Oil Spill: A Real Estate Appraisal Perspective, *American Bar Association Section of Environment, Energy and Resources, Toxic Torts and Environmental Litigation Committee Newsletter*, 2011, Vol. 12, No. 2, 18-20.
5. Jackson, T., Electric Transmission Lines: Is There an Impact on Rural Land Values? *Right of Way Magazine*, November/December 2010, 26-29.

6. Jackson, T., New Perspectives on Environmental Stigma and Property Values, *American Bar Association Section of Environment, Energy and Resources, Toxic Torts and Environmental Litigation Committee Newsletter*, 2002, Vol. 4, No. 2, 18-19.
7. Principal Author, *Advisory Opinion 9: The Appraisal of Real Property That May Be Impacted By Environmental Contamination*, Appraisal Standards Board of The Appraisal Foundation, 2002.
8. Principal Author, *The Appraisal Foundation White Paper: Privacy Regulation and the Appraiser (Implementation of the Gramm-Leach-Bliley Act)*, Appraisal Standards Board of The Appraisal Foundation, 2001.
9. Jackson, T., The Effects of Environmental Contamination on Commercial and Industrial Real Estate, Doctoral Dissertation, Texas A&M University, College Station, Texas, (Ann Arbor, Michigan: UMI Dissertation Services, 2000). Abstracted in the *Journal of Real Estate Literature*, 2001, Vol. 9, No. 2.
10. Jacksonville, Florida Metropolitan Area (with various colleagues), *ULI Market Profiles* (Washington, D.C.: Urban Land Institute), annually from 1988 to 1992.

PRESENTATIONS

1. Selling into the Sun – Solar Panel Research Report, Appraisal Institute Webinar (May 2015).
2. Wind Turbines and Property Values, Appraisal Institute Webinar (March 2015).
3. Contaminated Property and the Valuation Process, Appraisal Institute Webinar (February 2015).
4. A Spatial Hedonic Analysis of the Effects of Wind Energy Facilities on Surrounding Property Values in the United States, presented at the 30th Annual American Real Estate Society Meeting, San Diego, California (April 2014).
5. Linkage of Appraisal and Environmental in Quantifying Environmental Risk Premiums, presented at the Environmental Bankers Association 20th Anniversary Meeting, Orlando, Florida (January 2014).
6. Environmental Risk and Stigma, presented to the Houston Geological Society (June 2013).
7. Quantitative Analysis, Appraisal Institute Advanced/Qualifying Education Course, Houston, Texas (July 2012).
8. Complex Valuation of Real Estate Impacted by Environmental Contamination, presented at New Directions in Energy and Managing Environmental Risk, 2012 Annual Meeting of the Environment, Energy and Natural Resources Law Section, North Carolina Bar Association, Asheville, North Carolina (April 2012).
9. The Effects of Electric Transmission Lines on Industrial Real Estate, presented at the 28th Annual American Real Estate Society Meeting, St. Petersburg, Florida (April 2012).
10. Specialized Valuation Methods and Techniques for Appraisal Expert Witnesses, presented at Changes to Wisconsin's Rules Governing Admission of Expert Witness Opinion Testimony, sponsored by the American Transmission Company LLC, Wisconsin Department of Justice and Wisconsin Department of Transportation, Madison, Wisconsin (October 2011).

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11. Measuring the Impacts of High Voltage Transmission Lines on Property Values, presented at the International Right of Way Association Annual Conference, Atlanta, Georgia (June 2011).
 12. Appraising Contaminated Properties: Evaluating Environmental Risk and Stigma, presented at the International Right of Way Association Annual Conference, Atlanta, Georgia (June 2011).
 13. Evaluating the Effects of Environmental Risk and Stigma on Real Property, presented to the Environmental Section of the Houston Bar Association, Houston, Texas (February 2011).
 14. Methods and Models for Analyzing Property Value Diminution, presented at the Valuation Colloquium, sponsored by Clemson University's Richard Pennell Center for Real Estate Development and Oxford Brookes University, Greenville, South Carolina (November 2010).
 15. Analyzing the Effects of Environmental Contamination on Real Property, presented to the Louisiana Chapter of the Appraisal Institute, Baton Rouge, Louisiana (September 2010).
 16. Analyzing the Effects of Environmental Contamination on Real Property, presented to the Northwest Florida Chapter of the Appraisal Institute, Pensacola, Florida (September 2010).
 17. Oil Spills and Property Values, Appraisal Institute Webinar (August 2010).
 18. Analyzing the Effects of Environmental Contamination on Real Property, presented to East Florida Chapter of the Appraisal Institute, Orlando, Florida (August 2010).
 19. Analyzing the Effects of Environmental Contamination on Real Property, presented to the Houston Chapter of the Appraisal Institute, Houston, Texas (July 2010).
 20. Issues in the Valuation of Brownfields, presented at the Oklahoma Brownfields Conference, sponsored by the Oklahoma Department of Environmental Quality, Oklahoma City, Oklahoma (April 2010).
 21. The Effects of Electric Transmission Lines on Rural Land Values, presented at the 26th Annual American Real Estate Society Meeting, Naples, Florida (April 2010).
 22. The Effects of Foreclosures on Residential Property Values, presented at the 25th Annual American Real Estate Society Meeting, Monterey, California (April 2009).
 23. Chair - Valuation III Paper Session, presented at the 25th Annual American Real Estate Society Meeting, Monterey, California (April 2009).
 24. Panelist - Valuing Real Estate Assets in the Current Mortgage Crisis and Beyond, presented at the 25th Annual American Real Estate Society Meeting, Monterey, California (April 2009).
 25. Moderator and Presenter - Financially Distressed Asset Valuation and Pricing, presented at Valuation of Property in Distressed and Volatile Real Estate Markets, An Advanced Working Seminar for Appraisers, Educators and Researchers, sponsored by the Appraisal Institute and the American Real Estate Society, Monterey, California (April 2009).
 26. Panelist - Influence of Sales Price Disclosure on Market Value, presented at the 21st Annual Legal Seminar on Ad Valorem Taxation, sponsored by the State Bar of Texas Property Tax Committee and the Real Estate Center of Texas A&M University, San Antonio, Texas (August 2007).

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27. Estimating Environmental Risk and Stigma for Contaminated Properties, presented to the Environmental Section of the Dallas Bar Association, Dallas, Texas (July 2007).
 28. Evaluating Proximity Impacts from Multiple Sources of Environmental Contamination, presented at the 23rd Annual American Real Estate Society Meeting, San Francisco, California (April 2007). Abstracted in *The Appraisal Journal*, 2007, Vol. 75, No. 3, 277.
 29. Brownfield Redevelopment: Pricing Environmental Risk in Contaminated Property Transactions, presented at the 2006 Fall Professional Conference of the Society of Industrial and Office Realtors, Charlotte, North Carolina (October 2006).
 30. The Environmental Risk Perceptions of U.S. Lenders and Investors Toward Source Site Contaminated Properties and Adjacent Uncontaminated Properties, presented at the 22nd Annual American Real Estate Society Meeting, Key West, Florida (April 2006).
 31. Issues in the Valuation of Properties Impacted by Environmental Contamination, presented to the Environmental Section of the Dallas Bar Association, Dallas, Texas (August 2005).
 32. Environmental Risk Premiums and Price Effects in Commercial Real Estate Transactions, presented at the 21st Annual American Real Estate Society Meeting, Santa Fe, New Mexico (April 2005). Abstracted in *The Appraisal Journal*, 2005, Vol. 73, No. 3, 322.
 33. Appraising Environmentally Contaminated Properties: Understanding and Evaluating Stigma, presented to the Louisiana Chapter of the Appraisal Institute, Baton Rouge, Louisiana (October 2004).
 34. What's My Superfund Site Worth? presented at the Quarterly Meeting of the Environmental Section of the Oklahoma Bar Association, Quartz Mountain, Oklahoma (June 2003).
 35. The Contributions of William N. Kinnard, Jr. to the Field of Contaminated Property Valuation, presented at the 19th Annual American Real Estate Society Meeting, Monterey, California (April 2003). Abstracted in *The Appraisal Journal*, 2003, Vol. 71, No. 4, 361-362.
 36. The Effects of Environmental Contamination on Commercial Real Estate Prices and Income Capitalization Rates, presented at the 18th Annual American Real Estate Society Meeting, Naples, Florida (April 2002).
 37. Panelist - Appraising Unique Properties, presented at the 18th Annual American Real Estate Society Meeting, Naples, Florida (April 2002).
 38. The Appraisal Standards Board's Advisory Opinion on Appraising Real Property Impacted by Environmental Contamination, presented at Environmental & Property Damages Symposium: Standards, Due Diligence, Valuation & Strategy, sponsored by The Alfred Marshall Centre for Advanced Property Economics and the Appraisal Institute, Toronto, Ontario (April 2002).
 39. Uniform Standards of Professional Appraisal Practice 2002 Update for Instructors and Regulators, sponsored by The Appraisal Foundation, New Orleans, Louisiana (December 2001).
 40. Panelist - Environmental Assessment Roundtable, sponsored by The Alfred Marshall Centre for Advanced Property Economics and the Appraisal Institute, Minneapolis, Minnesota (June 2001).

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41. Environmental Contamination and Industrial Real Estate Prices, presented at the 17th Annual American Real Estate Society Meeting, Coeur d'Alene, Idaho (April 2001). Winner of 2001 Manuscript Award, sponsored by the Society of Industrial and Office Realtors, for the Best Paper on Industrial Real Estate.
 42. Uniform Standards of Professional Appraisal Practice 2001 Update for Instructors and Regulators, co-sponsored by the Texas Appraiser Licensing and Certification Board and The Appraisal Foundation, Austin, Texas (February 2001).
 43. Estimating the Effects of Environmental Contamination on Real Property, presented at the Joint Appraisal/Environmental Team Conference, sponsored by the Real Property Disposal Group of the U.S. General Services Administration, Hyannis, Massachusetts (October 2000).
 44. Estimating Environmental Impacts on Commercial and Industrial Real Estate, presented at Valuation 2000, sponsored by the American Society of Appraisers, the American Society of Farm Managers and Rural Appraisers, and the Appraisal Institute, Las Vegas, Nevada (July 2000).
 45. Environmental Risk Perceptions of Lenders and Investors in Commercial and Industrial Real Estate, presented at the 16th Annual American Real Estate Society Meeting, Santa Barbara, California (March 2000).
 46. The Effects of Environmental Contamination on Commercial and Industrial Real Estate, presented at the 14th Annual Doctoral Seminar of the American Real Estate Society, Santa Barbara, California (March 2000).
 47. Evaluating Brownfield Redevelopment Projects, presented at the 1999 Annual Conference of the Association of Collegiate Schools of Planning, Chicago, Illinois (October 1999).
 48. Panelist - The Irvine Center, The Counselors' Collaborative (Pro-Bono) Program, presented at the 1998 Annual Conference of The Counselors of Real Estate, Newport Beach, California (November 1998).
 49. Issues in the Valuation of Brownfields, presented at Risk-Based Decision-Making in Successful Financial Transactions and Brownfields Redevelopment, sponsored by RTM Communications, Inc., Washington, District of Columbia (April 1998).
 50. Analyzing Property Value Diminution Claims, presented to Porter & Hedges, L.L.P., Texas Continuing Legal Education, Houston, Texas (April 1998).
 51. Trends in Analyzing Property Value Diminution Claims, presented to Woodard, Hall & Primm, P.C., Texas Continuing Legal Education, Houston, Texas (January 1998).
 52. Trends in Analyzing Property Value Diminution Claims, presented to Fulbright & Jaworski, L.L.P., Texas Continuing Legal Education, Houston, Texas (January 1998).
 53. Real Estate Analysis for the Emerging Market in Brownfields Properties, presented to the Real Estate Development Association, Master of Science in Land Development Program, Department of Landscape Architecture and Urban Planning, College of Architecture, Texas A&M University, College Station, Texas (December 1997).

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54. Issues in the Valuation of Brownfield Properties, presented at Risk-Based Decision-Making Influencing Financial Transactions and Brownfields Redevelopment, sponsored by RTM Communications, Inc., San Francisco, California (November 1997).
 55. Panelist - Banks and Brownfields, sponsored by City of Charlotte, North Carolina and First Union National Bank, Charlotte, North Carolina (September 1997).
 56. Environmental Litigation: Commercial Property Valuation and Damage Analysis, presented at Coopers & Lybrand L.L.P. Power Learning Series, Dallas, Texas (July 1997).
 57. Environmental Litigation: Residential Property Valuation and Damage Analysis, presented at Coopers & Lybrand L.L.P. Power Learning Series, Dallas, Texas (July 1997).
 58. Developing Contaminated Property: Real Estate Valuation Criteria, presented at Developing Contaminated Property, sponsored by Hunton & Williams, Norfolk, Virginia (June 1997).
 59. How to Evaluate a Transaction, presented at Contaminated Properties, sponsored by Duke Engineering & Services, Charlotte, North Carolina (February 1997).
 60. Valuing Contaminated Property: What is the Right Price? presented at Environmental Professionals' Forum, sponsored by Executive Enterprises and BLR Reports, Orlando, Florida (January 1997).
 61. Evaluating Contaminated Property Transactions, presented at Environmental Professionals' Forum, sponsored by Executive Enterprises and BLR Reports, Orlando, Florida (January 1997).
 62. The Brownfields Initiative: New Opportunities for Contaminated Properties, sponsored by The Cambridge Institute, Jackson, Mississippi (October 1996).
 63. Environmental Litigation: Commercial Property Valuation and Damage Analysis, presented at Coopers & Lybrand L.L.P. Power Learning Series, Houston, Texas (July 1996).
 64. Emerging Trends Affecting Contaminated Property, presented to Cox, Castle & Nickerson, California Continuing Legal Education, Los Angeles, California (May 1996).
 65. Recycling Contaminated Property, presented at Brownfields 1996 - The Year of Opportunity for Environmentally Troubled Properties, sponsored by ERM Southeast, Inc. and the Alabama Department of Environmental Management, Birmingham, Alabama (January 1996).
 66. Environmental Litigation: Property Value Diminution, presented at Coopers & Lybrand L.L.P. Litigation Power Learning Series, Norman, Oklahoma (August 1995).
 67. Are Bank Loans Available on Contaminated Property? presented to the Environmental and Land Use Law Section of the San Diego County Bar Association, San Diego, California (April 1995).
 68. Valuation of Contaminated Property - The Appraisers' Perspective and the Emerging Market presented at Environmental Aspects of Modern Real Estate, sponsored by the Colorado and Denver Bar Associations, Denver, Colorado. (March 1995).
 69. How to Value Contaminated Property, presented at Policy and Methodology Workshop, sponsored by the Massachusetts Highway Department, Right of Way Bureau, Boston, Massachusetts (January 1995).

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70. Overview of Property Value Diminution, presented to McClintock, Weston, Benshoof, Rochefort, Rubalcava & MacCuish, California Continuing Legal Education, Los Angeles, California (December 1994).
 71. Market Value of Environmentally Sensitive Lands, presented at the 58th Annual Meeting of the Florida Academy of Sciences, Tallahassee, Florida (March 1994).
 72. Public Safety Services: Measurement and Financing, presented at the 58th Annual Meeting of the Florida Academy of Sciences, Tallahassee, Florida (March 1994).
 73. The Rural Planning Dilemma: Growth Management or Economic Development, presented at the 1993 Annual Conference of the Florida Chapter of the American Planning Association, Amelia Island, Florida (November 1993).
 74. Transportation Impact Fees, presented at the Second Conference on Applications of Transportation Planning Methods, sponsored by the Transportation Research Board of the National Academy of Sciences, Orlando, Florida (April 1989).
 75. Capital Improvements Planning, Level of Service Standards, and the Capital Improvements Element, presented at the 29th Annual Educational Conference, Florida State Association of County Planning and Zoning Directors, Tampa, Florida (April 1988).
 76. Commercial Land Use Planning, presented to the Commercial Investment Division, Naples Board of Realtors, Naples, Florida (March 1988).
 77. Impact Fees, presented to the Lake County City Managers' Association, Mount Dora, Florida (August 1987).
 78. Comprehensive Planning, presented to the Clay County Forestry and Cattlemen's Associations, Penney Farms, Florida (October 1986).

EXPERT WITNESS TESTIMONY

1. Kathy Little, et al. v. Louisville Gas and Electric Company; Commonwealth of Kentucky, Jefferson Circuit Court, Division Three; Deposition (June 2018).
2. Richard Cotromano, et al. v. United Technologies Corporation, d/b/a Pratt & Whitney; and Joseph Adinolfi, et al. v. United Technologies Corporation, d/b/a Pratt & Whitney; United States District Court for the Southern District of Florida, West Palm Beach Division; Class Certification and Daubert Hearing (January 2018), Deposition (November 2016) and Deposition (July 2016).
3. John Thompson and Leigh Ann Thompson, individually and on behalf of all others similarly situated v. State Farm Fire and Casualty Company; United States District Court for the Middle District of Georgia, Macon Division; Deposition (June 2017), Deposition (April 2015) and Deposition (March 2015).
4. Danny Lombardozzi, Michael Dabney and Patricia Dabney on behalf of themselves and all others similarly situated v. Taminco US, Inc.; United States District Court for the Northern District of Florida; Deposition (December 2016).

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5. Thomas H. Price v. U.S. Gear Tools, Inc., et al. and Teresa S. Price, et al. v. U.S. Gear Tools, Inc., et al.; United States District Court for the Western District of North Carolina, Asheville Division; Deposition (May 2016).
 6. Leopard Properties, Ltd. v. Oil States Energy Services, LLC; District Court of Nueces County, Texas; Trial (March 2016) and Deposition (August 2015).
 7. Katie Lowery, et al. v. Honeywell International, Inc., et al.; Ceola Allen, et al. v. Allied Signal, Inc., et al.; and Larry Aaron, et al. v. ABC Acquisitions, Inc., et al.; Circuit Court of Jefferson County, Alabama; Trial (March 2015) and Deposition (June 2012).
 8. Crum, et al. v. Mobile Gas, et al.; Parker, et al. v. Mobile Gas, et al.; Austin, et al. v. Mobile Gas, et al.; Davis, et al. v. Mobile Gas, et al.; Reed, et al. v. Mobile Gas, et al.; Circuit Court of Mobile County, Alabama; Deposition (January 2015) and Deposition (December 2014).
 9. Leonard May and Catherine May v. Duke Energy Operating Company, LLC, et al.; District Court of Nueces County, Texas; Deposition (October 2014).
 10. John Allen, et al. v. Monsanto Company, et al.; Circuit Court in and for Escambia County, Florida, The First Judicial Circuit; Deposition (December 2013).
 11. Daniel G. Niesen and Jane A. Niesen v. American Transmission Company, LLC; State of Wisconsin, Circuit Court, Dane County; Trial (October 2013), Daubert Hearing (October 2013), Daubert Hearing (July 2013) and Deposition (September 2012).
 12. Kyle Cannon, et al. v. BP Products North America, Inc.; United States District Court for the Southern District of Texas, Galveston Division; Class Certification and Daubert Hearing, (April 2013) and Deposition (May 2012).
 13. Jonathan Bawtinhimer and Geoffrey Fortunato, et al. v. D.R. Horton, Inc., et al.; Circuit Court of the Ninth Judicial Circuit in and for Orange County, Florida; Deposition (March 2013).
 14. Wilson Road Development Corporation, et al., v. Fronabarger Concreters, Inc., et al.; United States District Court for the Eastern District of Missouri, Southeastern Division, Cape Girardeau County, State of Missouri; Deposition (January 2013).
 15. W. Ruffin Woody, Jr., v. Eaton Corporation; Superior Court of the General Court of Justice, Person County, State of North Carolina; Deposition (December 2012).
 16. Joint Application of Wisconsin Electric Power Company for Authority to Construct a New Distribution Substation and Related Electric Distribution Facilities in the City of Wauwatosa and American Transmission Company, LLC, for Authority to Construct Related 138 kV Electric Transmission Facilities; Hearing (November 2012).
 17. John Beazley, et al. v. The Carroll Independent Fuel Co., et al.; Circuit Court for Baltimore County, State of Maryland; Deposition (September 2012) and Deposition (October 2009).
 18. Noretta Thomas, et al. v. A. Wilbert & Sons, Inc., et al. consolidated with Troy Robichaux, et al. v. State of Louisiana, et al.; 18th Judicial District Court, Parish of Iberville, State of Louisiana; Hearing (September 2012), Deposition (October 2010), Deposition (March 2007) and Deposition (December 2003).

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19. Arbitration of Juan Luis Longoria, et al. v. Forest Oil Corporation, et al; 206th Judicial Circuit Court, Hidalgo County, Texas; Hearing (November 2011) and Deposition (April 2011).
 20. United States v. 73.92 Acres of Land, More or Less, et al.; United States District Court for the Southern District of Mississippi, Jackson Division; Deposition (September 2011) and Deposition (August 2011).
 21. JP Morgan Chase Bank, N.A. v. CNL Bank; United States District Court for the Middle District of Florida; Deposition (April 2011).
 22. Bob Coffey, et al. v. Freeport-McMoRan Copper & Gold, Inc., et al.; District Court of Kay County, State of Oklahoma; Deposition (January 2011).
 23. Stolen Farms, Inc., et al. v. American Transmission Company, LLC, et al.; State of Wisconsin, Circuit Court, Dane County; Deposition (December 2010).
 24. United States v. 2,091.712 Acres of Land, More or Less, et al.; United States District Court for the Eastern District of North Carolina, Eastern Division; Deposition (October 2010).
 25. James K. Benefield, et al. v. International Paper Company; United States District Court for the Middle District of Alabama, Northern Division; Deposition (September 2010).
 26. T. Boone Pickens v. Mid-American Pipeline Company, LLC; 31st Judicial District of Robertson County, Texas; Trial (July 2010) and Deposition (August 2008).
 27. Nancy Sher, et al. v. Raytheon Company; United States District Court for the Middle District of Florida, Tampa Division; Deposition (July 2010), Class Certification Hearing (September 2009) and Deposition (June 2009).
 28. Clifford Keffer, et al. v. S. H. Tevis & Son, et al.; Circuit Court for Carroll County, Maryland; Trial (April 2010) and Deposition (November 2009).
 29. Carlis Faye Brown, et al. v. NL Industries, Inc., et al.; State of Michigan, Circuit Court in and for Wayne County; Trial (February 2010) and Deposition (May 2009).
 30. Myron and Adele Stankowski v. American Transmission Company, LLC; State of Wisconsin, Circuit Court, Marathon County; Trial (January 2010).
 31. Edwin Cole and Vicki Cole v. XTO Energy, Inc., BarnettGathering, LP and XTO Resources I, GP, LLC, 415th Judicial Circuit, Parker County, Texas; Mediation (December 2009).
 32. Myers Cattle and Ranch Co., Inc. v. ExxonMobil Pipeline Company and TJ Lambrecht Construction, Inc.; District Court of Brazos County, Texas; Deposition (November 2009).
 33. Luis and Norma Virgilio v. The Ryland Group, Inc., et al.; United States District Court for the Middle District of Florida, Orlando Division; Deposition (July 2009).
 34. Karen and David Mack v. American Transmission Company, LLC; State of Wisconsin, Circuit Court, Marathon County; Trial (March 2009) and Deposition (January 2009).
 35. Jimmy R. Green, et al. v. City Service Refinery, et al.; 26th Judicial District Court, Bossier Parish, Louisiana; Class Certification Hearing (February 2009).

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36. Brian Kremer, et al. v. Rockville TBD Corporation, et al.; Marion Superior Court, Civil Division, State of Indiana; Deposition (October 2008) and Deposition (May 2008).
 37. Thomas L. and Joann Fields v. American Transmission Company, LLC; State of Wisconsin, Circuit Court Marathon County; Deposition (October 2008).
 38. Robinson Webb, et al. v. Central Industries, Inc., et al.; Circuit Court of Leake County, Mississippi; Deposition (September 2008).
 39. Jacksonville Port Authority v. Jax Maritime Partners, et al.; Circuit Court, Fourth Judicial Circuit, in and for Duval County, Florida; Trial (April 2008), Deposition (March 2008) and Deposition (April 2007).
 40. Diamond Shamrock Refining Company, L.P. v. Moore County Appraisal District; 69th District Court in and for Moore County, Texas; Deposition (March 2008).
 41. Charles M. Smith, et al. v. Riverwalk Entertainment, L.L.C., et al.; United States District Court for the Western District of Louisiana, Shreveport Division; Deposition (January 2008).
 42. United States v. 43.77 Acres, More or Less, et al.; United States District Court for the Eastern District of California; Trial (February 2007) and Deposition (August 2006).
 43. Fleming Companies, Inc. v. Baker Petrolite Corporation, et al.; 15th Judicial District Court of Lafayette Parish, Louisiana; Trial (October 2006) and Deposition (October 2006).
 44. United States v. 1,098.22 Acres of Land More or Less, Located in Duval County, Florida, and Gate Maritime Properties, Inc.; United States District Court, Middle District of Florida, Jacksonville Division; Trial (November 2005) and Deposition (July 2005).
 45. Jamil and Hasina Ahmed, et al. v. Legacy/Monterey Homes L.P., et al.; District Court of Collin County, Texas; Deposition (June 2005).
 46. Rawlis Leslie, et al. v. The St. Joe Paper Company; Circuit Court for Gulf County, Florida; Deposition (September 2004).
 47. Michael D. Bell d/b/a MG Investments v. Environ-Clean Technology, Inc., et al.; District Court of Travis County, Texas; Deposition (September 2004).
 48. Kathy Pitts, et al. v. North Sanitary Landfill Company, et al.; Common Pleas Court of Montgomery County, Ohio; Class Certification Hearing (April 2004).
 49. Claudio Abundiz, et al. v. Explorer Pipeline Company, et al.; United States District Court, Northern District of Texas, Dallas Division; Deposition (November 2003).
 50. Clay County Port, Inc. d/b/a Reynolds Industrial Park v. Progress Rail Services Corporation; United States District Court, Middle District of Florida, Jacksonville Division; Deposition (September 2003).
 51. Roam, et al. v. Texas-New Mexico Pipeline Company and EOTT Energy Pipeline Limited Partnership, et al.; District Court of Midland County, Texas; Deposition (May 2003).
 52. Samples, et al. v. Conoco, Inc., et al.; Circuit Court for Escambia County, Florida; Deposition (March 2003) and Deposition (June 2002).

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53. E. G. Cordts, Jr., et al. v. E. I. DuPont, et al.; United States District Court, Eastern District of Texas, Beaumont Division; Trial (March 2001) and Deposition (February 2001). Cited by *The National Law Journal* as a “Top Defense Win” of 2001.
 54. Buddy Lynn, et al. v. Amoco Oil Company, et al.; United States District Court, Middle District of Alabama, Northern Division; Deposition (July 2000).
 55. Tom Clamon v. Schlumberger Technology Corporation, formerly Dowell Schlumberger; District Court of Anderson County, Texas; Trial (April 2000) and Deposition (December 1999).
 56. Metropolitan Life Insurance Company v. Alpha/Suma Corners Associates, Ltd., et al.; United States District Court, Northern District of Georgia, Atlanta Division; Trial (July 1999) and Deposition (October 1997).
 57. The Joseph I. Simon 1971 Trust, by David H. Simon, as Trustee v. Honeywell Inc., et al.; United States District Court, Middle District of Florida, Tampa Division; Deposition (September 1998).
 58. E.T. Holdings, et al. v. Amoco Oil Company; United States District Court, Northern District of Iowa, Eastern Division; Trial (June 1998) and Deposition (May 1997).
 59. Trafalgar Holdings Ltd., Inc. and Real Estate Corporation of America v. Stop 'N Go Market, an assumed name, Stop 'N Go Markets of Texas, Inc., et al.; District Court of Harris County, Texas; Deposition (May 1998).
 60. Stephen R. Boyes and Patrice Boyes v. Shell Oil Products, et al.; United States District Court, Northern District of Florida, Gainesville Division; Deposition (March 1998).
 61. Rose Investment Corp. v. Port Petroleum, Inc.; Circuit Court for Broward County, Florida; Deposition (May 1997).
 62. Clear Lake Properties v. Rockwell International Corporation, et al.; United States District Court, Southern District of Texas, Galveston Division; Deposition (February 1997).
 63. Clark County v. Ida Cohen; District Court for Clark County, Nevada; Trial (May 1996).
 64. Clark County v. Dolly Herbst; District Court for Clark County, Nevada; Deposition (August 1995) and Deposition (March 1995).
 65. City and County of Denver, et al. v. Alumet Partnership, et al.; United States District Court, District of Colorado; Deposition (July 1995).
 66. Ethan Allen, Inc. v. Tuck Industries, Inc. and UniRoyal, Inc.; Superior Court of New Jersey Law Division for Passaic County; Deposition (April 1995).
 67. Willow River Partnership v. Enthone OMI, Inc., et al.; Superior Court of New Jersey Law Division for Essex County; Deposition (April 1995).
 68. City of Tampa v. Avery; Circuit Court for Hillsborough County, Florida; Trial (August 1986) and Deposition (June 1986).
 69. Jacksonville Transportation Authority v. Norton, et al.; Circuit Court for Duval County, Florida; Trial (April 1986).

PROFESSIONAL ACTIVITIES**American Planning Association**

Chair, Legislative Committee, First Coast Section, Florida Chapter, 1993 to 1994

Member, Board of Directors, First Coast Section, Florida Chapter, 1993 to 1994

Member, American Institute of Certified Planners (AICP), 1986 to 2015

Member, 1981 to 2015

American Real Estate Society

Fellow, American Real Estate Society, 2005 to 2014

Panelist and/or Presenter, Annual Meetings, 2000 to 2014

Invited Participant, Doctoral Dissertation Seminar, 2000

Member, 1999 to 2018

The Appraisal Foundation

Member, Appraisal Standards Board, 2001 and 2002

Appraisal Institute

Member, Review Panel, *The Appraisal Journal*, 2015 to 2019

Member, Professional Standards and Guidance Committee, 2012 to 2015

Member, Body of Knowledge Project Team, 2012 to 2015

Chair, Richard U. Ratcliff Award Selection Committee, *The Appraisal Journal*, 2014

Member, University Relations Panel and Master's Degree Program Committee, 2010 to 2014

Member, Richard U. Ratcliff Award and Academic Award Selection Committees, *The Appraisal Journal*, 2009 to 2013

Member, Core Competencies Project Team, 2009 to 2011

Member, Education Committee, 2007 to 2011

Member, Statistics Work Group, *The Appraisal Journal*, 2006 to 2019

Member, Academic Review Panel, *The Appraisal Journal*, 2006 to 2015

Member, Publications Review Panel, 2003 to 2020

Member, Regional Ethics and Counseling Panel, 1995 to 1997

MAI Member of the Appraisal Institute, 1993 to 2023, MAI (Retired), 2023 to present

MAI Candidate, 1990 to 1993

City of College Station, Texas

Member, Planning and Zoning Commission, 2022 to 2023

Member, Spring Creek Local Government Corporation Board, 2020 to 2023

The Counselors of Real Estate

Member, Editorial Board, *Real Estate Issues*, 2009

Member, Ethics and Professional Practice Committee, 1998 to 2000

Panelist and Participant, Counselors' Collaborative (Pro-Bono) Program, 1998

Member, Public Policy Committee, 1997 to 1999

Member, Education Committee, 1997

Member, Membership Development Committee, 1997

Counselor of Real Estate (CRE), 1995 to 2018

Manuscript Reviews

The Appraisal Journal

Environmental Practice

International Journal of Strategic Property Management

Journal of Environmental Planning & Management

Journal of Real Estate Practice and Education

Journal of Real Estate Research

Journal of Urbanism: International Research on Placemaking and Urban Sustainability

Land Economics

Land Use Policy

Real Estate Issues

Urban Land Institute Market Profiles