

WILLIAM R. BECKMANN, MAI, CRE

Resident and native of Rockland County, New York
bill@beckmannappraisals.com

PROFESSIONAL DESIGNATIONS

IAO 1989 Member, Institute of Assessing Officers
MAI 1990 Member, Appraisal Institute
CRE 2000 Member, Counselors of Real Estate
FRICS 2006 Member, Royal Institute of Chartered Surveyors

LICENSED

Certified General Real Estate Appraiser, New York State
Certified General Real Estate Appraiser, New Jersey
Approved Real Estate Appraiser Instructor, New York State
Approved Real Estate Instructor, New York State
Real Estate Broker, New York State
Real Estate Broker, New Jersey
Notary Public, New York State

NEW YORK STATE ASSESSOR (Office of Real Property Tax Services)

State Certified Assessor (7-17-89)
State Certified Assessor (Advanced) (9-15-89)
State Certified Assessor (Professional) (9-15-89)
State Certified Assessor (National) (3-28-90)

EMPLOYMENT

1996 to Present Beckmann Appraisals, Inc., Tappan, New York
2013 to Present Assessor – Town of Stony Point, New York
1982 to 2001 Assessor - Village of Spring Valley, New York
1979 to 1995 Beckmann Realty, Inc., Tappan, New York
1976 to 1979 Real Estate Salesman, Pearl River, New York

AREAS OF EXPERTISE

- Real Property Assessments and Taxation
- Approved Fee Appraiser, New York State Department of Transportation
- All aspects of General Appraising including:

Right-of-way	Condemnation	Estate
Commercial and Industrial	Residential	Mortgage
Hotels and Motels	Certiorari Feasibility	Feasibility
- Geographic Information Systems
Developed GIS system for:

Suffolk County:	Half Hollows Central School District
	Middle Country Central School District

Rockland County: Town of Clarkstown
 South Orangetown Central School District
 Town of Orangetown
 Town of Orangetown Highway Department
 Rockland County Solid Waste Management Authority
 Rockland County Sewer District No. 1

EDUCATION

- Pace University, BBA Finance, 1980
- Appraisal Institute (American Institute of Real Estate Appraisers):
 - Uniform Standards of Professional Practice
 - USPAP Update 2010
 - Real Estate Appraisal Principle
 - Basic Valuation
 - Residential Valuation
 - Capitalization, Theory & Techniques
 - Rates, Ratios & Relationships
 - Supporting Capitalization Rates
 - Case Studies in Real Estate Valuation
 - Advanced Applications
 - Valuation Analysis & Report Writing
 - Business Practices and Ethics
 - Appraisal Consulting: A solutions Approach for Professionals
 - Appraisal Issues...in the Millennium
 - Office Building Valuation: A Contemporary Perspective
 - Hotels/Motels Appraisals
 - Appraisal of Nursing Facilities
 - Subdivision Valuation: A Comprehensive Guide to Valuing Improved Subdivisions
 - Uniform Appraisal Standards for Federal Land Acquisitions
 - Condemnation Appraising: Basic Principles & Applications
 - Condemnation Appraising: Advanced Topics & Applications
 - The Discounted Cash Flow Model: Concepts, Issues & Apps.
 - Understanding and Using DF Software
 - Regression Analysis in Appraisal Practice
 - What's it Worth? Valuation of Real Property in Litigation
 - Litigation Appraising: Specialized Topics & Applications
 - Legal Seminar
 - Attacking & Defending an Appraisal Litigation
 - The Appraiser as an Expert Witness: Preparation & Testimony
 - Litigation Professional Development Program
 - Tax Appeal Process
 - Market Analysis and the Site to Do Business
 - Section 8/HUD Rent Comparability Studies
 - Case Studies in Commercial Highest & Best Use
 - Case Studies in Ltd. Partnership & Common Tenancy Valuation
 - Analyzing Commercial Lease Clauses – Implications for Property Value and Marketability
 - Internet and Appraising

(Education cont.)

- New York State Department of Equalization and Assessment:
 - Assessor's Basic Phase I
 - Assessor's Basic Phase II
 - Forestry Appraisal
 - Fundamentals of Equalization
 - Income Approach I
 - Income Approach II
 - Industrial Valuation
 - Mass Appraisal
- Other:
 - Business, Faith & Ethics, CRE
 - Electric Asset Valuation, CBI
 - Taxation in the Deregulated Electric Industry, CBI
 - Annual Legal Seminar, IAAO
 - Advanced Income Approach, NYS Assessor's Association
 - FIRREA Overview and Practical Application
 - Passport I & II, Orange County Association of Realtors
 - Northeast Arc Users Group Conference, NEARC
 - NYS Geographic Information Systems Conference SUNY College of ESF

TEACHING

Taxes and Assessments	Construction Home Inspection
Ethics and Standards (E & S)	Appraisal Report Writing (R3)
Appraisal Methods (G1)	Income Capitalization (G2)
Appraisal Applications (G3)	Appraisal Basics (R1)
Taxes and Assessments	Single Family Appraisal (R2)
Real Property Taxes and Assessments	
Real Estate Appraisal, Cornell University, Dominican College	
Rockland County Board of Realtors, Rockland Community College	
Real Estate Fundamentals, Principals and Practices of Real Estate	
Income Approach to Valuation, New York State Association of Towns	
Elementary Income and Capitalization Methods & Techniques (R4)	
Valuation of Cell Towers & Sites	

EXPERT TESTIMONY

- Supreme Court State of New York:
 - Counties of: Orange, Rockland, Westchester, Dutchess, Putnam, Schoharie, Columbia, Putnam, Sullivan, and Ulster
 - County Legislature: County of Rockland
 - Authorities: Metropolitan Transit Authority
Metro North Transit
Rockland County Solid Waste Management Authority
- United States Bankruptcy Court:
 - Eastern District of New York
 - Southern District of New York

(Expert Testimony, cont.)

- Zoning Board of Appeals:
 - Towns of: Clarkstown, Orangetown, Ramapo
 - Villages of: Nyack, Piermont, South Nyack, Spring Valley, Upper Nyack

- Planning Boards:
 - Towns of: Clarkstown, Orangetown, Ramapo
 - Villages of: Piermont, South Nyack, Spring Valley, Upper Nyack
Airmont, Montebello

- Town Boards:
 - Towns of: Clarkstown, Orangetown, Ramapo, Stony Point
 - Village Boards: Villages of Nyack, Piermont, South Nyack, Spring Valley
Airmont, Montebello

BROKERAGE AND APPRAISAL

State of New York:

Albany County	Columbia County
Dutchess County	Delaware County
Erie County	Herkimer County
Madison County	Orange County
Putnam County	Rockland County
Saratoga County	Schoharie County
Schenectady County	Suffolk County
Sullivan County	Ulster County
Westchester County	Nassau County
New York City, all 5 Boroughs	Greene County

State of New Jersey:

Bergen County
Ocean County
Passaic County
Hudson County

State of Connecticut:

Fairfield County

State of Pennsylvania:

Pike County

MEMBERSHIPS

International Association of Assessing Officers
The Appraisal Institute
The Counselors of Real Estate
National Association of Realtors
New York State Association of Realtors
New York State Assessors Association
Rockland County Multiple Listing System
United Real Estate Brokers of Rockland
Rockland County Society of Real Estate Appraisers, Inc.
Rockland County Assessors Association - past President
Rockland County Board of Realtors - past President
Greater Hudson Valley MLS
Royal Institute of Chartered Surveyors

SAMPLE REFERENCE SUBSCRIPTIONS

Valuation Insights and Perspectives
County Business Journal
Hudson Valley Business Source
Monetary Trends
Bureau of Labor Statistics
The Federal Reserve Bank of St. Louis
Real Property Tax Administration Reporter
Industry Korpacz Real Estate Investor Survey
The ULI Dollars & Cents of Shopping Centers
LoopNet
Uniform Standards of Professional Appraisal Practice

Assessment Journal Westchester
Fairfield County Business Journal
National Economic Trends
The Appraiser News
The Federal Reserve Bank of New York
Marshall Valuation Service
Consulting Trends in the Hotel
RealtyRates.com
BOMA Experience Exchange Report
PKF
US Census

ANN MARIE MULHOLLAND

annmarie@beckmannappraisals.com

EDUCATION

Dominican College, Orangeburg, New York, 2009

Major: Business Management

Appraisal Institute, Metropolitan New York Chapter:

R-I Introduction to Real Estate Appraisal

Commercial Appraisal Engagement and Review Seminar for

Bankers and Appraisers

Rockland County Board of Realtors School:

R-II Valuations, Principals and Procedures

R-III Appraisal Report Writing

R-IV Elementary Income Capitalization Methods and Techniques

G-1 Appraisal Methods

G-2 Income Capitalization

G-3 Appraisal Applications

Ethics and Standards

USPAP Update 2005

International Association of Assessing Officers

Restructuring Income Expense Statements

Mid-Hudson Chapter of the Appraisal Institute

Regression Analysis in Appraisal Practice: Concepts & Applications

Case Studies in Commercial Highest and Best Use

Standards of Professional Practice

Appraisal Consulting: A solutions Approach for Professionals

Subdivision Valuation: A Comprehensive Guide to Valuing Improved Subdivisions

Analyzing Commercial Lease Clauses – Implications for Property Value and Marketability

Uniform Appraisal Standards for Federal Land Acquisitions

USPAP Update 2010

Northeast New Jersey Chapter of the Appraisal Institute

Appraisals and Real Estate Lending: What Every Banker Should Know

Metro-North New Jersey Chapter of the Appraisal Institute

USPAP Update 2003

Supporting Capitalization Rates

The Appraisal of Local Retail Properties

The Appraisal Institute

Market Analysis and The Site To Do Business
Feasibility, Market Value, Investment Timing: Option Value
UPSPAP 2006 Update Course
Eminent Domain and Condemnation
USPAP Update 2012-13
Appraising the Appraisal: Appraisal Review
Analyzing Operating Expenses
Forecasting Revenue Seminar

McKissock Appraisal School

Construction Details and Trends
Income Capitalization

Westchester Community College

UPSPAP 2008 Update Course

Westchester County Society of Real Estate Appraisers

The Appraiser as an Expert Witness : A Case Study and Mock Trial

LICENSEE

Licensed:

Certified General Real Estate Appraiser, State of New York

WORK EXPERIENCE

January 1998 to Present - Appraiser
Beckmann Appraisals, Inc.

April 1996 to January 1998- Appraisal Associate
Beckmann Appraisals, Inc.

April 1992 to April 1996 - Appraisal Associate
Beckmann Associates, Inc.

APPRAISAL EXPERIENCE

Experienced in appraising a wide variety of residential, commercial and industrial properties throughout the Hudson Valley.

MONA PARKER
mona@beckmannappraisals.com

EDUCATION

State University of New York at Binghamton, Binghamton, New York, 1982

Major: Economics

Rockland County Board of Realtors School:

R-I Introduction to Real Estate Appraisal

R-II Valuations, Principals and Procedures

R-III Appraisal Report Writing

R-IV Elementary Income Capitalization Methods and Techniques

G-1 Appraisal Methods

G-2 Income Capitalization

G-3 Appraisal Applications

Ethics and Standards

USPAP Update 2005

International Association of Assessing Officers

Restructuring Income Expense Statements

Mid Hudson Chapter of the Appraisal Institute

Regression Analysis in Appraisal Practice: Concepts & Applications

Case Studies in Commercial Highest and Best Use

Standards of Professional Practice

Section 8/HUD Rent Comparability Studies and Standards

Appraisal Consulting: A solutions Approach for Professionals

Subdivision Valuation: A Comprehensive Guide to Valuing Improved Subdivisions

Analyzing Commercial Lease Clauses – Implications for Property Value and Marketability

Uniform Appraisal Standards for Federal Land Acquisitions

USPAP Update 2010

Northeast New Jersey Chapter of the Appraisal Institute

Appraisals and Real Estate Lending: What Every Banker Should Know

Metro-North New Jersey Chapter of the Appraisal Institute

USPAP Update 2003

Supporting Capitalization Rates

The Appraisal of Local Retail Properties

The Appraisal Institute

Appraisal of Nursing Facilities

Feasibility, Market Value, Investment Timing: Option Value

Online Internet Search Strategies for Real Estate Appraisers

UPSPAP 2006 & 2008 Update Course

Business Practices and Ethics

McKissock Appraisal School

Appraisal Liability

Construction Details and Trends

Income Capitalization

LICENSEE

Licensed:
Certified General Real Estate Appraiser,
State of New York

WORK EXPERIENCE

March 1997 to Present - Appraiser
Beckmann Appraisals, Inc.

April 1996 to February 1997- Appraisal Associate
Beckmann Appraisals, Inc.

January 1993 to April 1996 - Appraisal Associate
Beckmann Associates, Inc.

APPRAISAL EXPERIENCE

Experienced in appraising a wide variety of residential, commercial and industrial properties throughout the Hudson Valley.

POH-SIM LIM PNG
sim@beckmannappraisals.com

EDUCATION

Sultan Abdul Halim Teachers' College, Kedah, Malaysia, 1986

Major: Education

Rockland Community College, Suffern, New York, 1992

Major: Business Administration

Rockland County Board of Realtors School:

R-I Introduction to Real Estate Appraisal

R-II Valuations, Principals and Procedures

AQ-1 Fair Housing, Fair Lending & Environmental Issues

National USPAP

G-1 Introduction to Income Property Valuation

G-2 Principles of Income Property Appraising

G-3 Applied Income Property Valuation

Appraisal Institute, New York:

Office Building Valuation

USPAP 2006 Update Course

HP12C Financial Calculator: On Line Seminar

Appraising the Appraisal: Appraisal Review-General

Online Internet Search Strategies for Real Estate Appraisers

Appraisal Institute, Metropolitan New York Chapter:

Commercial Appraisal Engagement and Review Seminar for Bankers and Appraisers

Mid Hudson Chapter of the Appraisal Institute

Analyzing Commercial Lease Clauses – Implications for Property Value and Marketability

Uniform Appraisal Standards for Federal Land Acquisitions

The Discounted Cash Flow Model: Concepts, Issues, and Apps.

USPAP Update 2010

USPAP Update 2012-13

Metro-North New Jersey Chapter of the Appraisal Institute

The Appraisal of Local Retail Properties

Westchester Community College

USPAP 2008 Update Course

Westchester County Society of Real Estate Appraisers

The Appraiser as an Expert Witness : A Case Study and Mock Trial

LICENSEE

Licensed:

Certified General Real Estate Appraiser, State of New York

WORK EXPERIENCE

January 2008 to Present – Certified General Real Estate Appraiser
Beckmann Appraisals, Inc.

December 2005 to December 2007 - Appraiser Assistant
Beckmann Appraisals, Inc.

September 1998 to December 2005- Administrative Assistant
Beckmann Appraisals, Inc.

APPRAISAL EXPERIENCE

Experienced in assisting the appraisal process, including a wide variety of residential, commercial and industrial properties throughout the Hudson Valley.

MARIE A. CAPASSO-SPRUCK

marie@beckmannappraisals.com

EDUCATION

Rockland Community College, Suffern, New York, 2008

Major: Paralegal Certification

Dominican College, Orangeburg, New York, 2003

Major: Business Management with a specialization in Finance

Rockland County Board of Realtors School

R-I Introduction to Real Estate Appraisal

R-II Valuations, Principals and Procedures

AQ-1 Fair Housing, Fair Lending & Environmental Issues

15 hour National USPAP

Westchester Community College:

G-1 Introduction to Income Property Valuation

G-2 Principles of Income Property Valuation

G-3 Applied Income Property Valuation

LICENSEE

Licensed:

Real Estate Appraiser Assistant, State of New York

Notary Public, State of New York

WORK EXPERIENCE

July 2006 to Present - Appraiser Assistant

Beckmann Appraisals, Inc.

August 2003 to July 2006 - Administrative Assistant

Beckmann Appraisals, Inc.

June 2002 to December 2003 - Public Safety Official

Dominican College

September 1998 to June 2002 - Retail & Sales Associate

Koblin's Pharmacy

APPRAISAL EXPERIENCE

Knowledge and experience in the assisting of the appraisal process, including a wide variety of residential, commercial and industrial properties throughout the Hudson Valley.

JOSEPH A HAMERMAN

joe@beckmannappraisals.com

EDUCATION

University of Connecticut, Storrs, Connecticut, B.A., 1963
Major: Economics

Columbia University Law School, New York, NY, J.D., 1966

Appraisal Institute, New York Chapter:

USPAP

Advanced Condemnation

Rates, Ratios & Relationships

Income Capitalization I

Metro-North New Jersey Chapter of the Appraisal Institute

Supporting Capitalization Rates

International Association of Assessing Officers

2006 Legal Seminar

WORK EXPERIENCE

1991 to Present - General Manager, Beckmann Appraisals, Inc.

- Negotiation of ROW acquisitions for County of Rockland and Town of Orangetown

1986 to 1991- Private Practice

1967 to 1986 - Legal

Schwartz & Kobb P.C.