

Stephen C. Lagasse

Certified General Real Estate Appraiser & Real Property Consultant

www.LagasseAppraisal.com

A+ Better Business Bureau Rating

Vermont Certified General Real Estate Appraiser 80-0000213
New Hampshire Certified General Real Estate Appraiser NHCG-247

Employment: Lagasse Appraisal — 1993 to present
Thompson Appraisal Company, Concord NH: 1990-1993
I've appraised real property in 114 VT & NH towns and cities. I was Upper Valley Habitat for Humanity's *pro bono* appraiser from 2001 to 2025.

Partial List of Clients: Upper Valley Land Trust; The Nature Conservancy; Vermont Land Trust; Northeast Wilderness Trust; The Monadnock Conservancy; Vermont River Conservancy; Upper Valley Habitat for Humanity; VT Agency of Transportation; VT Fish & Wildlife Dept; VT Dept of Parks & Recreation; Vermont Housing & Conservation Board; NH Attorney General's Office; NH Department of Transportation; FEMA; US Marshals Service; Dartmouth College; Oberlin College; Dartmouth-Hitchcock Medical Center; NH & VT municipalities; non-profit organizations; attorneys; private individuals; private corporations.

My Appraisals

Have Been Used For: FEMA pre-disaster valuations; IRS charitable donation appraisals; State and Federal Yellow Book assignments; Conventional and 'forever-wild' conservation easement valuation; Conservation easements with OPAV agricultural-value repurchase options; estate resolution; Estate planning; Estate taxation; Eminent domain proceedings; Municipal *ad valorem* taxation & *ad valorem* tax abatement; Insurance valuation; Retroactive appraisal of destroyed properties; Litigation support; Valuation arbitration; Option valuation; Divorce disposition; Foreclosure disposition; Not-for-profit community development residential construction & conversion; Purchase financing & re-financing; Pre-purchase & pre-sale valuation opinions.

Appraised Property Types: **Residential properties:** I've appraised hundreds of single-family, condominium and multi-family residence properties. I've also apartment complexes; residential, condominium, & timeshare developments; as well as seasonal, year-round and unimproved lakefront and riverfront properties.

Commercial/Industrial properties: Mixed-use commercial property; office space; light industrial & warehouse properties; convenience stores; property abutting active rail lines; gasoline service stations;

express-lube facilities; self-storage facilities; unimproved commercial land; commercial campgrounds; condominium campgrounds; private and public recreational facilities; regional automobile raceways; championship automobile raceways.

Other property types: Land-locked parcels; parcels accessed only by private rights-of-way; islands; capped-appreciation properties; going-concern properties; special-purpose properties; fractional interests.

Expert Testimony: I've testified as an expert witness before the following: **Vermont:** Windsor County Family Court; Hartford Board of Civil Authority; **New Hampshire:** NH Board of Tax and Land Appeal; Family Courts of Grafton & Rockingham Counties

Professional Education: **Valuation of Conservation Easements** (5 days) (Conventional; Yellow Book; IRS) Appraisal Institute/American Society of Appraisers/Land Trust Alliance; Little Rock, Arkansas; Dec-2007

(partial) **Appraising Easements** (Conventional & IRS); Massachusetts Board of Real Estate Appraisers; West Yarmouth MA; March-2012

Uniform Appraisal Standards for Federal Land Acquisitions: Practical Applications for Fee Appraisers (Yellow Book) (2 days); Appraisal Institute; Marlborough, MA; April-2008

National Resource Conservation Service (NRCS) appraisal seminar; US Dept of Agriculture; Dayton, Ohio; January-2011

2015 Green Real Estate Symposium; Vermont Green Home Alliance — Fairlee, VT; October-2015

IRWA Course 421 - The Valuation of Partial Acquisitions; (4 days); International Right-of-Way Association; Concord, NH; July-2016

Appraisal for Federal-Aid Highway Programs (FHI Course 141043); (2 days) Concord, NH; September-2007

Appraisal & Appraisal Review for Federal-Aid Highway Programs (FHI Course 14126); (4 days) Concord, NH; June-1991

OTHER APPRAISAL INSTITUTE CLASSES (partial)

- *Valuation Bias and Fair Housing Laws* (2026)
- *Fundamentals of Appraising Affordable Housing* (2024)
- *Conservation Easement Valuation* seminar (2022)
- *Forestland Valuation* seminar (2021)
- *Fundamentals of Uniform Appraisal Standards for Federal Land Acquisitions* (2020)
- *Eminent Domain & Condemnation*
- *Case Studies in Appraising Green Residential Properties*
- *Valuation of Green Residential Properties*
- *Analyzing Operating Expenses*
- *Business Practices and Ethics*
- *Residential Demonstration Appraisal Report Writing Seminar*
- *Case Studies in Real Estate Valuation—General* (5 days)
- *Report Writing and Valuation Analysis—General* (5 days)
- *Standards of Professional Practice, Part A*
- *Standards of Professional Practice, Part B*
- *Capitalization Theory and Techniques, Part A*
- *Capitalization Theory and Techniques, Part B*
- *Basic Valuation Procedures*
- *Real Estate Appraisal Principles*
- *Comparative Analysis*
- *Appraising from Blueprints and Specifications*
- *Uniform Standards of Professional Appraisal Practice and updates:* Appraisal Institute (2026-27); American Society of Appraisers; Nat'l Assn of Independent Fee Appraisers;

OTHER PROFESSIONAL INFORMATION

Licensed real estate salesperson in Pennsylvania (1988) and North Carolina (1989)

Additional Information

- Served six years as a United States Air Force Officer, from 1982-1988, in San Antonio, TX/Albuquerque, NM/Hightstown, NJ/Los Angeles, CA/Montgomery, AL
- B.A. Physics, College of the Holy Cross, Worcester Massachusetts 1981
- B.S. Electrical Engineering, University of New Mexico, Albuquerque NM 1984
- Graduate, Lebanon High School, Lebanon NH 1977
- Graduate, St Paul's School Advanced Studies Program, Concord NH 1976
- Weekly sign language volunteer: White River Elementary School: 1998-2009
- Everybody Wins! Weekly Reading Mentor: White River School: 2002-09
- Adult Basketball Supervisor, Hartford Rec Department: 1997-2022
- Town of Hartford, New Central Library Committee: 2000
- Town of Hartford, Ancient Roads Committee: 2007-2015
- Town of Hartford, New Municipal Pool Committee: 2018
- Town of Hartford, Town Assessor Interview Panel: 2020
- Town of Hartford, Chief of Police Selection Panels (3): 2012-2014
- Chair, Town of Hartford Zoning Board, Hartford VT: 2007-2025
- Vice-chair, Town of Hartford Zoning Board, Hartford VT: 2025-present

STATE CERTIFICATIONS



State of Vermont

Real Estate Appraisers
Certified General Real Estate Appraiser



Stephen C Lagasse
145 Victory Cir
White River Junction ,Vermont 05001-8189

Credential #:
080.0000213
Status:
Active
Effective:
Jun 01,2024
Expires:
May 31, 2026



Secretary of State

For the most accurate and up to date record of licensure, please visit <https://sos.vermont.gov/opr/online-services/>



NEW HAMPSHIRE
PLC
Office of Professional
Licensure and Certification

State of New Hampshire

OFFICE OF PROFESSIONAL LICENSURE AND CERTIFICATION

Real Estate Appraisers Board

Pursuant to RSA 310:8, I, this is to certify that

STEPHEN C LAGASSE

is licensed to practice as a/n

Certified General Appraiser

LICENSE NO. NHCG-247
EXPIRATION DATE: 03/31/2026