

Stephen C. Lagasse

Certified General Real Estate Appraiser & Real Property Consultant

www.LagasseAppraisal.com

State Certifications: Vermont Certified General Real Estate Appraiser 80-0000213 (through 5/31/2018)
New Hampshire Certified General Real Estate Appraiser NHCG-247 (through 03/31/2018)

Employment: Lagasse Appraisal — 1993 to present;
Thompson Appraisal Company, Concord NH — 1990 to 1993
I've appraised real property in 101 VT/NH/ME/MA towns and cities. For the past 14 years, I've been Upper Valley Habitat for Humanity's *pro bono* appraiser.

Partial List of Clients: FEMA; The Nature Conservancy; Vermont Land Trust; Upper Valley Land Trust; Vermont Housing & Conservation Board; Vermont Agency of Transportation; New Hampshire Attorney General's Office; New Hampshire Department of Transportation; NH & VT municipalities; FDIC; non-profit organizations; attorneys; private individuals; private corporations.

My Appraisals Have Been Used For:

Dozens of FEMA pre-disaster valuations; IRS property donation appraisals; federal Yellow Book assignments; conventional conservation easement valuation; conservation easements with OPAV agricultural-value repurchase options; insurance valuation; retroactive appraisal of destroyed properties; eminent domain proceedings; municipal *ad valorem* taxation & *ad valorem* tax abatement; estate resolution; divorce property disposition; litigation support; valuation arbitration; option valuation; estate planning; foreclosure/REO disposition; not-for-profit residential community development construction & conversion; property donation; purchase financing & re-financing; pre-purchase & pre-sale valuation opinions.

Appraised Property Types: **Residential properties:** I've appraised over 1,000 single-family, condominium and multi-family residences; also apartment complexes; residential, condominium, and timeshare developments; seasonal, year-round and unimproved waterfront 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; campgrounds; condominium campgrounds; private recreational facilities; regional automobile raceways; championship automobile raceways.

Other property types: Conservation easements; land-locked parcels; 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 Court — Grafton & Rockingham Counties

Professional Education: Valuation of Conservation Easements (Conventional; Yellow Book; IRS) Appraisal Institute/American Society of Appraisers/American Society of Farm Managers & Rural Appraisers/Land Trust Alliance — Little Rock, Arkansas; Dec-2007 (5 days)
(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); Appraisal Institute – Marlborough, MA; April-2008 (2 days)

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

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

Appraisal & Appraisal Review for Federal-Aid Highway Programs (FHI Course 14126); 1992 (4 days)

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

APPRAISAL INSTITUTE — PRACTICING AFFILIATE

Comparative Analysis

Valuation of Green Residential Properties

Case Studies in Appraising Green Residential Properties

Eminent Domain & Condemnation

Analyzing Operating Expenses

Business Practices and Ethics

Case Studies in Real Estate Valuation—General

Report Writing and Valuation Analysis—General

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

Appraising From Blueprints and Specifications

Forecasting Revenue

Uniform Standards of Professional Appraisal Practice and updates: Appraisal Institute (2016-17); American Society of Appraisers; Nat'l Assn of Independent Fee Appraisers; McKissock Appraisal Schools;

Other:

- Served six years as a United States Air Force Officer (1982-1988)
- Graduate, United States Air Force Squadron Officer School (SOS) and Officer Training School (OTS)
- B.A. Physics, College of the Holy Cross, Worcester, Massachusetts, 1981
- B.S. Electrical Engineering, University of New Mexico, Albuquerque, NM, 1984
- Honors Graduate, Lebanon High School, Lebanon NH 1977
- Graduate, St Paul's School Advanced Studies Program, Concord, NH (1976)
- Weekly sign language volunteer: White River School (1998-2009)
- *Everybody Wins!* Weekly Mentor Reading Program; White River School (2002-09)
- Ancient Roads Committee, Hartford, VT (2007-present)
- Town of Hartford Chief of Police Selection Panel (2012, 2014)
- Chair, Hartford Zoning Board, Hartford, VT (2007-present)

STATE CERTIFICATIONS



State of Vermont

Board of Real Estate Appraisers
Certified General Real Estate Appraiser





Credential #: 080.0000213
Status: ACTIVE
Effective: 06/01/2016
Expires: 05/31/2018

Stephen C Lagasse
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Secretary of State

For the most accurate and up to date record of licensure, please visit www.vtprofessionals.org

State of New Hampshire

REAL ESTATE APPRAISER BOARD
APPROVED TO PRACTICE AS A
CERTIFIED GENERAL APPRAISER
ISSUED TO: STEPHEN C LAGASSE



Certificate No: NHCG-247

EXPIRATION DATE: 03/31/2018