

Stephen C. Lagasse

Certified General Real Estate Appraiser & Real Property Consultant

www.LagasseAppraisal.com

Certified Better Business Bureau Rating: A+

Vermont Certified General Real Estate Appraiser 80-0000213 (through 5/31/2022)
New Hampshire Certified General Real Estate Appraiser NHCG-247 (through 03/31/2022)

Employment: Lagasse Appraisal — 1993 to present;
Thompson Appraisal Company, Concord NH — 1990 to 1993
I've appraised real property in 108 VT/NH/ME/MA towns and cities. For the past 19 years, I've been Upper Valley Habitat for Humanity's *pro bono* appraiser.

Partial List of Clients: FEMA; Upper Valley Land Trust; Vermont Land Trust; Hanover Conservancy; The Nature Conservancy; The Monadnock Conservancy; VT Fish & Wildlife Dept; VT Dept of Parks & Recreation; VT Agency of Transportation; NH Attorney General's Office; NH Department of Transportation; Dartmouth College; Dartmouth-Hitchcock Medical Center; NH & VT municipalities; FDIC; non-profit organizations; attorneys; private individuals; private corporations.

My Appraisals

Have Been Used For: FEMA hypothetical pre-disaster valuations; IRS conservation easement/property donation appraisals; State and Federal Yellow Book assignments; Conventional conservation easement valuations; 'Forever-wild' conservation easement valuations; 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; Divorce property disposition; valuation arbitration; Option valuation; Foreclosure/REO disposition; Not-for-profit community development construction & conversion; Purchase financing & re-financing; Private pre-purchase & pre-sale valuation opinions.

Appraised Property Types: **Residential properties:** I've appraised over 1,000 single-family, condominium and multi-family residence properties; also apartment complexes; residential, condominium, and timeshare developments; seasonal, year-round and unimproved lakefront and riverfront properties;

Commercial/Industrial properties: Mixed-use commercial property; office space; light industrial & warehouse properties; convenience stores; commercial 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 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

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); 1992 (4 days)

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

APPRAISAL INSTITUTE CLASSES (partial)

- *Fundamentals of Uniform Appraisal Standards for Federal Land Acquisitions* (2020)
- *The Cost Approach: Unnecessary or Vital to a Healthy Practice?* (2020)
- *Valuation of Green Residential Properties*
- *Case Studies in Appraising Green Residential Properties*

- *Eminent Domain & Condemnation*
- *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*
- *Data Verification Methods*
- *Uniform Standards of Professional Appraisal Practice* and updates: Appraisal Institute (2020-21); American Society of Appraisers; Nat'l Assn of Independent Fee Appraisers;

Additional Information

- Served six years as a United States Air Force Officer: 1982-1988
- 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)
- Volunteer Basketball Supervisor, Hartford Rec Department: 1997-present
- Town of Hartford, New Central Library Committee: 2000
- Town of Hartford, Ancient Roads Committee: 2007-present
- Town of Hartford, New Municipal Pool Committee: 2018-19
- Town of Hartford, New 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-present

STATE CERTIFICATIONS



State of Vermont

Real Estate Appraisers
Certified General Real Estate
Appraiser



Stephen C Lagasse
58 N Main St Ste 202
White River Junction, Vermont
05001-7205

Credential #: **080.0000213**
Status: **Active**
Effective: **Jun 01, 2020**
Expires: **May 31, 2022**



Secretary of State

For the most accurate and up to date record of licensure, please visit <https://secure.professionals.vermont.gov/>

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:
03/31/2022