

REQUEST FOR QUOTATION

TAX09001

Chico Appraisal Services

Specializing in Condemnation and Litigation

Post Office Box 958, Dellslow, WV 26531-0958

Phone 304-598-8380 - Fax 775-254-3557

www.chicoappraisal.com



RECEIVED

2008 AUG 22 A 9 42

PURCHASING DIVISION
STATE OF WV

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JOSEPH A. CHICO, III

Chico Appraisal Services

WV General #CG139 - PA General #GA-001147-R - MD General #10520 - DE General X1-0000400

Specializing in Eminent Domain and Litigation

Post Office Box 958, Dellslow, WV 26531-0958

Phone 304.598.8380 - Fax 775.254.3557

www.chicoappraisal.com



August 21, 2008

Ms. Shelly Murray
WV Department of Tax and Revenue
Property Tax Division
1124 Smith Street
Charleston, WV 25301

RE: Request for Quotation TAX09001

Dear Ms. Murray:

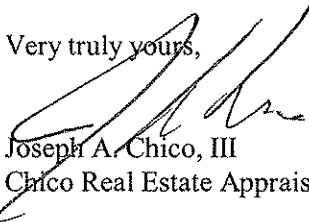
We are writing this expression of interest and proposal regarding Request for Quotation "TAX09001" as supplied by the West Virginia Department of Tax and Revenue, Property Tax Division. We are presenting this letter, and appropriate accompanying information as our proposal. We are interested in performing this contract for "Property Appraisal Services". We are currently a West Virginia State Vendor and perform appraisal services for several branches of state government. Attached are copies of our firms qualifications resumes, our current State Certifications and a completed Request for Quotation TAX09001. We would readily welcome the opportunity to perform these review functions for the West Virginia Department of Tax and Revenue.

We have performed appraisal and appraisal review on numerous projects for the past fifteen years in Delaware, Maryland, Pennsylvania and West Virginia. We have eminent domain appraisal review experience with the West Virginia, Pennsylvania and Delaware Departments of Transportation. We have experience in several types of project appraisal and review including some Army Corps of Engineers flood projects, several electric, water and sewer line right of way projects, and numerous highway right of way projects.

I am a former employee of the Monongalia County, West Virginia Assessor's Tax Office from 1984 to 1990. I am a former member of the West Virginia Licensing and Certification Board Upgrade Committee from 1996 to 2003. I participated in peer, upgrade and regulatory review during that time period. I currently assist the West Virginia Appraiser Board as a reviewer for special projects and selected regulatory review.

Thank you for your time regarding this matter. Should you require any additional information, please call or email. We look forward to building a relationship with the West Virginia Department of Tax and Revenue, Property Tax Division.

Very truly yours,


Joseph A. Chico, III
Chico Real Estate Appraisal Services

:JAC



State of West Virginia
 Department of Administration
 Purchasing Division
 2019 Washington Street East
 Post Office Box 50130
 Charleston, WV 25305-0130

Request for Quotation

RFO NUMBER	PAGE
TAX09001	1

ADDRESS CORRESPONDENCE TO ATTENTION OF
SHELLY MURRAY
304-558-8801

PURCHASER

Chico, Joseph A. III
 PO Box 958
 Dellslow, WV 26531

SHIP TO

DEPARTMENT OF TAX & REVENUE
 PROPERTY TAX DIVISION
 GREENBROKE BUILDING
 1124 SMITH STREET
 CHARLESTON, WV
 25301 304-558-3940

DATE PRINTED	TERMS OF SALE	SHIP VIA	F.O.B.	FREIGHT TERMS
05/21/2008				

BID OPENING DATE: **07/03/2008** BID OPENING TIME **01:30PM**

LINE	QUANTITY	UOP	CAT NO	ITEM NUMBER	UNIT PRICE	AMOUNT
<p>REQUEST FOR QUOTATION</p> <p>THE WEST VIRGINIA PURCHASING DIVISION, FOR THE AGENCY, THE WV TAX DEPARTMENT, IS SOLICITING QUOTATIONS FOR A CONTRACT TO PROVIDE PROPERTY APPRAISAL SERVICES.</p> <p>ATTACHMENTS: SPECIFICATIONS PURCHASING AFFIDAVIT</p> <p>A MANDATORY PRE-BID CONFERENCE WILL BE HELD 6/11/2008 AT 10:00 AM AT TAX PAYER SERVICES LOCATED AT 1206 QUARRIER STREET, CHARLESTON, WV.</p> <p>FAILURE TO ATTEND THIS PRE-BID CONFERENCE WILL RESULT IN BID DISQUALIFICATION.</p> <p>INQUIRES: WRITTEN QUESTIONS SHALL BE ACCEPTED THROUGH CLOSE OF BUSINESS ON 6/13/08. QUESTIONS MAY BE SENT VIA USPS, FAX, COURIER, OR EMAIL. IN ORDER TO ASSURE NO VENDOR RECEIVES AN UNFAIR ADVANTAGE, NO SUBSTANTIVE QUESTIONS WILL BE ANSWERED ORALLY. IF POSSIBLE, EMAIL QUESTIONS ARE PREFERRED. ADDRESS INQUIRES TO:</p> <p>SHELLY MURRAY DEPARTMENT OF ADMINISTRATION PURCHASING DIVISION 2019 WASHINGTON STREET, EAST CHARLESTON, WV 25311 FAX: 304-558-4115 EMAIL: SHELLY.L.MURRAY@WV.GOV</p>						

SEE REVERSE SIDE FOR TERMS AND CONDITIONS			
SIGNATURE	TELEPHONE	DATE	
<i>[Signature]</i> 125	304-598-8380	8-21-08	
TITLE	FEIN	ADDRESS CHANGES TO BE NOTED ABOVE	
	233-90-7321		

WHEN RESPONDING TO RFQ, INSERT NAME AND ADDRESS IN SPACE ABOVE LABELED 'VENDOR'

**GENERAL TERMS & CONDITIONS
REQUEST FOR QUOTATION (RFQ) AND REQUEST FOR PROPOSAL (RFP)**

1. Awards will be made in the best interest of the State of West Virginia.
2. The State may accept or reject in part, or in whole, any bid.
3. All quotations are governed by the *West Virginia Code* and the *Legislative Rules* of the Purchasing Division.
4. Prior to any award, the apparent successful vendor must be properly registered with the Purchasing Division and have paid the required \$125.00 registration fee.
5. All services performed or goods delivered under State Purchase Orders/Contracts are to be continued for the term of the Purchase Order/Contract, contingent upon funds being appropriated by the Legislature or otherwise being made available. In the event funds are not appropriated or otherwise available for these services or goods, this Purchase Order/Contract becomes void and of no effect after June 30.
6. Payment may only be made after the delivery and acceptance of goods or services.
7. Interest may be paid for late payment in accordance with the *West Virginia Code*.
8. Vendor preference will be granted upon written request in accordance with the *West Virginia Code*.
9. The State of West Virginia is exempt from federal and state taxes and will not pay or reimburse such taxes.
10. The Director of Purchasing may cancel any Purchase Order/Contract upon 30 days written notice to the seller.
11. The laws of the State of West Virginia and the *Legislative Rules* of the Purchasing Division shall govern all rights and duties under the Contract, including without limitation the validity of this Purchase Order/Contract.
12. Any reference to automatic renewal is hereby deleted. The Contract may be renewed only upon mutual written agreement of the parties.
13. **BANKRUPTCY:** In the event the vendor/contractor files for bankruptcy protection, this Contract may be deemed null and void, and terminated without further order.
14. **HIPAA Business Associate Addendum** - The West Virginia State Government HIPAA Business Associate Addendum (BAA), approved by the Attorney General, and available online at the Purchasing Division's web site (<http://www.state.wv.us/admin/purchase/vrc/hipaa.htm>) is hereby made part of the agreement. Provided that, the Agency meets the definition of a Covered Entity (45 CFR §160.103) and will be disclosing Protected Health Information (45 CFR §160.103) to the vendor.

INSTRUCTIONS TO BIDDERS

1. Use the quotation forms provided by the Purchasing Division.
2. **SPECIFICATIONS:** Items offered must be in compliance with the specifications. Any deviation from the specifications must be clearly indicated by the bidder. Alternates offered by the bidder as **EQUAL** to the specifications must be clearly defined. A bidder offering an alternate should attach complete specifications and literature to the bid. The Purchasing Division may waive minor deviations to specifications.
3. Complete all sections of the quotation form.
4. Unit prices shall prevail in cases of discrepancy.
5. All quotations are considered F.O.B. destination unless alternate shipping terms are clearly identified in the quotation.
6. **BID SUBMISSION:** All quotations must be delivered by the bidder to the office listed below prior to the date and time of the bid opening. Failure of the bidder to deliver the quotations on time will result in bid disqualifications.

SIGNED BID TO:

Department of Administration
Purchasing Division
2019 Washington Street East
Post Office Box 50130
Charleston, WV 25305-0130



State of West Virginia
 Department of Administration
 Purchasing Division
 2019 Washington Street East
 Post Office Box 50130
 Charleston, WV 25305-0130

Request for Quotation

RFO NUMBER	PAGE
TAX09001	2

ADDRESS CORRESPONDENCE TO ATTENTION OF:
SHELLY MURRAY
304-558-8801

RFQ COPY
 TYPE NAME/ADDRESS HERE

PURCHASER

Chico Appraisal Services
 Post Office Box 958
 Dellslow, WV 26531-0958

SHIP TO

DEPARTMENT OF TAX & REVENUE
PROPERTY TAX DIVISION
GREENBROKE BUILDING
1124 SMITH STREET
CHARLESTON, WV
25301 **304-558-3940**

DATE PRINTED	TERMS OF SALE	SHIP VIA	F.O.B.	FREIGHT TERMS
05/21/2008				

BID OPENING DATE: **07/03/2008** **BID OPENING TIME 01:30PM**

LINE	QUANTITY	UOP	CAT NO	ITEM NUMBER	UNIT PRICE	AMOUNT
0001	1	LS		946-15		
<p>APPRAISAL SERVICES, REAL ESTATE</p> <p>CANCELLATION: THE DIRECTOR OF PURCHASING RESERVES THE RIGHT TO CANCEL THIS CONTRACT IMMEDIATELY UPON WRITTEN NOTICE TO THE VENDOR IF THE COMMODITIES AND/OR SERVICES SUPPLIED ARE OF AN INFERIOR QUALITY OR DO NOT CONFORM TO THE SPECIFICATIONS OF THE BID AND CONTRACT HEREIN.</p> <p>BANKRUPTCY: IN THE EVENT THE VENDOR/CONTRACTOR FILES FOR BANKRUPTCY PROTECTION, THIS CONTRACT IS AUTOMATICALLY NULL AND VOID, AND IS TERMINATED WITHOUT FURTHER ORDER.</p> <p>THE TERMS AND CONDITIONS CONTAINED IN THIS CONTRACT SHALL SUPERSEDE ANY AND ALL SUBSEQUENT TERMS AND CONDITIONS WHICH MAY APPEAR ON ANY ATTACHED PRINTED DOCUMENTS SUCH AS PRICE LISTS, ORDER FORMS, SALES AGREEMENTS OR MAINTENANCE AGREEMENTS, INCLUDING ANY ELECTRONIC MEDIUM SUCH AS CD-ROM.</p> <p>VENDOR PREFERENCE CERTIFICATE</p> <p>CERTIFICATION AND APPLICATION* IS HEREBY MADE FOR PREFERENCE IN ACCORDANCE WITH WEST VIRGINIA CODE, 5A-3-37 (DOES NOT APPLY TO CONSTRUCTION CONTRACTS).</p> <p>A. APPLICATION IS MADE FOR 2.5% PREFERENCE FOR THE REASON CHECKED:</p> <p><input checked="" type="checkbox"/> BIDDER IS AN INDIVIDUAL RESIDENT VENDOR AND HAS RESIDED CONTINUOUSLY IN WEST VIRGINIA FOR FOUR</p>						

SEE REVERSE SIDE FOR TERMS AND CONDITIONS			
SIGNATURE	TELEPHONE	DATE	
	304-598-8380	8-21-08	
TITLE	FEIN	ADDRESS CHANGES TO BE NOTED ABOVE	
	233-90-7321		

WHEN RESPONDING TO RFQ, INSERT NAME AND ADDRESS IN SPACE ABOVE LABELED 'VENDOR'



State of West Virginia
 Department of Administration
 Purchasing Division
 2019 Washington Street East
 Post Office Box 50130
 Charleston, WV 25305-0130

Request for Quotation

RFQ NUMBER
TAX09001

PAGE
3

ADDRESS CORRESPONDENCE TO ATTENTION OF:
SHELLY MURRAY 304-558-8801

RFQ COPY
 TYPE NAME/ADDRESS HERE

Chico Appraisal Services
 Post Office Box 958
 Dellslow, WV 26531-0958

DEPARTMENT OF TAX & REVENUE
 PROPERTY TAX DIVISION
 GREENBROKE BUILDING
 1124 SMITH STREET
 CHARLESTON, WV
 25301 304-558-3940

DATE PRINTED	TERMS OF SALE	SHIP VIA	F.O.B.	FREIGHT TERMS
05/21/2008				

BID OPENING DATE: 07/03/2008 BID OPENING TIME 01:30PM

LINE	QUANTITY	UOP	CAT NO	ITEM NUMBER	UNIT PRICE	AMOUNT
				(4) YEARS IMMEDIATELY PRECEDING THE DATE OF THIS CERTIFICATION; OR		
				() BIDDER IS A PARTNERSHIP, ASSOCIATION OR CORPORATION RESIDENT VENDOR AND HAS MAINTAINED ITS HEAD-QUARTERS OR PRINCIPAL PLACE OF BUSINESS CONTINUOUSLY IN WEST VIRGINIA FOR FOUR (4) YEARS IMMEDIATELY PRECEDING THE DATE OF THIS CERTIFICATION; OR 80% OF THE OWNERSHIP INTEREST OF BIDDER IS HELD BY ANOTHER INDIVIDUAL, PARTNERSHIP, ASSOCIATION OR CORPORATION RESIDENT VENDOR WHO HAS MAINTAINED ITS HEADQUARTERS OR PRINCIPAL PLACE OF BUSINESS CONTINUOUSLY IN WEST VIRGINIA FOR FOUR (4) YEARS IMMEDIATELY PRECEDING THE DATE OF THIS CERTIFICATION; OR		
				() BIDDER IS A CORPORATION NONRESIDENT VENDOR WHICH HAS AN AFFILIATE OR SUBSIDIARY WHICH EMPLOYS A MINIMUM OF ONE HUNDRED STATE RESIDENTS AND WHICH HAS MAINTAINED ITS HEADQUARTERS OR PRINCIPAL PLACE OF BUSINESS WITHIN WEST VIRGINIA CONTINUOUSLY FOR THE FOUR (4) YEARS IMMEDIATELY PRECEDING THE DATE OF THIS CERTIFICATION.		
				B. APPLICATION IS MADE FOR 2.5% PREFERENCE FOR THE REASON CHECKED:		
				() BIDDER IS A RESIDENT VENDOR WHO CERTIFIES THAT, DURING THE LIFE OF THE CONTRACT, ON AVERAGE AT LEAST 75% OF THE EMPLOYEES WORKING ON THE PROJECT BEING BID ARE RESIDENTS OF WEST VIRGINIA WHO HAVE RESIDED IN THE STATE CONTINUOUSLY FOR THE TWO YEARS IMMEDIATELY PRECEDING SUBMISSION OF THIS BID;		
				OR		
				() BIDDER IS A NONRESIDENT VENDOR EMPLOYING A MINIMUM OF ONE HUNDRED STATE RESIDENTS OR IS A NONRESIDENT VENDOR WITH AN AFFILIATE OR SUBSIDIARY		

SEE REVERSE SIDE FOR TERMS AND CONDITIONS			
SIGNATURE	TELEPHONE	DATE	
	309-648-8380	8-21-08	
TITLE	FEIN	ADDRESS CHANGES TO BE NOTED ABOVE	
	232-90-7321		

WHEN RESPONDING TO RFQ, INSERT NAME AND ADDRESS IN SPACE ABOVE LABELED 'VENDOR'



State of West Virginia
 Department of Administration
 Purchasing Division
 2019 Washington Street East
 Post Office Box 50130
 Charleston, WV 25305-0130

**Request for
 Quotation**

RFQ NUMBER
TAX09001

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4

ADDRESS CORRESPONDENCE TO ATTENTION OF
**SHELLY MURRAY
 304-558-8801**

RFQ COPY
 TYPE NAME/ADDRESS HERE

**Chico Appraisal Services
 Post Office Box 958
 Dellslow, WV 26531-0958**


**DEPARTMENT OF TAX & REVENUE
 PROPERTY TAX DIVISION
 GREENBROKE BUILDING
 1124 SMITH STREET
 CHARLESTON, WV
 25301 304-558-3940**

DATE PRINTED	TERMS OF SALE	SHIP VIA	F.O.B.	FREIGHT TERMS
05/21/2008				

BID OPENING DATE: **07/03/2008** BID OPENING TIME **01:30PM**

LINE	QUANTITY	UOP	CAT NO	ITEM NUMBER	UNIT PRICE	AMOUNT
<p>WHICH MAINTAINS ITS HEADQUARTERS OR PRINCIPAL PLACE OF BUSINESS WITHIN WEST VIRGINIA EMPLOYING A MINIMUM OF ONE HUNDRED STATE RESIDENTS WHO CERTIFIES THAT, DURING THE LIFE OF THE CONTRACT, ON AVERAGE AT LEAST 75% OF THE EMPLOYEES OR BIDDERS' AFFILIATE'S OR SUBSIDIARY'S EMPLOYEES ARE RESIDENTS OF WEST VIRGINIA WHO HAVE RESIDED IN THE STATE CONTINUOUSLY FOR THE TWO YEARS IMMEDIATELY PRECEDING SUBMISSION OF THIS BID.</p> <p>BIDDER UNDERSTANDS IF THE SECRETARY OF TAX & REVENUE DETERMINES THAT A BIDDER RECEIVING PREFERENCE HAS FAILED TO CONTINUE TO MEET THE REQUIREMENTS FOR SUCH PREFERENCE, THE SECRETARY MAY ORDER THE DIRECTOR OF PURCHASING TO: (A) RESCIND THE CONTRACT OR PURCHASE ORDER ISSUED; OR (B) ASSESS A PENALTY AGAINST SUCH BIDDER IN AN AMOUNT NOT TO EXCEED 5% OF THE BID AMOUNT AND THAT SUCH PENALTY WILL BE PAID TO THE CONTRACTING AGENCY OR DEDUCTED FROM ANY UNPAID BALANCE ON THE CONTRACT OR PURCHASE ORDER.</p> <p>BY SUBMISSION OF THIS CERTIFICATE, BIDDER AGREES TO DISCLOSE ANY REASONABLY REQUESTED INFORMATION TO THE PURCHASING DIVISION AND AUTHORIZES THE DEPARTMENT OF TAX AND REVENUE TO DISCLOSE TO THE DIRECTOR OF PURCHASING APPROPRIATE INFORMATION VERIFYING THAT BIDDER HAS PAID THE REQUIRED BUSINESS TAXES, PROVIDED THAT SUCH INFORMATION DOES NOT CONTAIN THE AMOUNTS OF TAXES PAID NOR ANY OTHER INFORMATION DEEMED BY THE TAX COMMISSIONER TO BE CONFIDENTIAL.</p> <p>UNDER PENALTY OF LAW FOR FALSE SWEARING (WEST VIRGINIA CODE 61-5-3), BIDDER HEREBY CERTIFIES THAT THIS CERTIFICATE IS TRUE AND ACCURATE IN ALL RESPECTS; AND THAT IF A CONTRACT IS ISSUED TO BIDDER AND IF ANYTHING CONTAINED WITHIN THIS CERTIFICATE CHANGES DURING THE TERM OF THE CONTRACT, BIDDER WILL NOTIFY THE</p>						

SEE REVERSE SIDE FOR TERMS AND CONDITIONS

SIGNATURE  TELEPHONE **304-548-8380** DATE **8-21-08**

TITLE FEIN **233-90-7320** ADDRESS CHANGES TO BE NOTED ABOVE

WHEN RESPONDING TO RFQ, INSERT NAME AND ADDRESS IN SPACE ABOVE LABELED 'VENDOR'



State of West Virginia
 Department of Administration
 Purchasing Division
 2019 Washington Street East
 Post Office Box 50130
 Charleston, WV 25305-0130

Request for Quotation

RFQ NUMBER
TAX09001

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ADDRESS CORRESPONDENCE TO ATTENTION OF
SHELLY MURRAY 304-558-8801

RFQ COPY
 TYPE NAME/ADDRESS HERE

DEPARTMENT OF TAX & REVENUE
 PROPERTY TAX DIVISION
 GREENBROKE BUILDING
 1124 SMITH STREET
 CHARLESTON, WV
 25301 304-558-3940

DATE PRINTED	TERMS OF SALE	SHIP VIA	F.O.B.	FREIGHT TERMS
05/21/2008				

BID OPENING DATE: 07/03/2008 BID OPENING TIME 01:30PM

LINE	QUANTITY	UOP	CAT. NO.	ITEM NUMBER	UNIT PRICE	AMOUNT
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PURCHASING DIVISION IN WRITING IMMEDIATELY.

BIDDER: Joseph A. Chico, III

DATE: August 21, 2008

SIGNED: [Signature]

TITLE: _____

* CHECK ANY COMBINATION OF PREFERENCE CONSIDERATION(S) IN EITHER "A" OR "B", OR BOTH "A" AND "B" WHICH YOU ARE ENTITLED TO RECEIVE. YOU MAY REQUEST UP TO THE MAXIMUM 5% PREFERENCE FOR BOTH "A" AND "B". (REV. 12/00)

NOTICE

A SIGNED BID MUST BE SUBMITTED TO:

DEPARTMENT OF ADMINISTRATION
 PURCHASING DIVISION
 BUILDING 15
 2019 WASHINGTON STREET, EAST
 CHARLESTON, WV 25305-0130

THE BID SHOULD CONTAIN THIS INFORMATION ON THE FACE OF THE ENVELOPE OR THE BID MAY NOT BE CONSIDERED:

SEE REVERSE SIDE FOR TERMS AND CONDITIONS			
SIGNATURE	TELEPHONE	DATE	
<u>[Signature]</u>	304-598-6380	8-21-08	
TITLE	FEIN	ADDRESS CHANGES TO BE NOTED ABOVE	
	233-90-7321		

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State of West Virginia
 Department of Administration
 Purchasing Division
 2019 Washington Street East
 Post Office Box 50130
 Charleston, WV 25305-0130

**Request for
 Quotation**

RFO NUMBER
 TAX09001

PAGE
 1

ADDRESS CORRESPONDENCE TO ATTENTION OF
 SHELLY MURRAY
 804-558-8801

RFO COPY

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T. Chico Appraisal Service
 PO Box 958
 Dellslow, WV 26531-0958

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DEPARTMENT OF TAX & REVENUE
 PROPERTY TAX DIVISION
 GREENBROKE BUILDING
 1124 SMITH STREET
 CHARLESTON, WV
 25301 304-558-3940

DATE PRINTED 06/25/2008	TERMS OF SALE	SHIP VIA	FOB	FREIGHT TERMS
D OPENING DATE: 07/24/2008		BID OPENING TIME 01:30PM		

LINE	QUANTITY	UOP	CAT NO	ITEM NUMBER	UNIT PRICE	AMOUNT
----- ADDENDUM NO. 1 -----						
THIS ADDENDUM IS ISSUED TO EXTEND THE BID OPENING DATE						
FROM: 7/03/2008						
TO : 7/24/2008						
RESPONSES TO QUESTIONS/CONCERNS RAISED DURING THE						
MANDATORY PRE-BID CONFERENCE OF 6/11/2008 AND PRIOR						
TO THE QUESTION SUBMISSION DEADLINE OF 6/13/2008 WILL						
BE ADDRESSED IN A FUTURE ADDENDUM.						
ATTACHMENT: PRE-BID SIGN IN SHEET						
0001	1	LS		946-15		
APPRAISAL SERVICES, REAL ESTATE						
EXHIBIT 10						
REQUISITION NO.: TAX09001						
ADDENDUM ACKNOWLEDGEMENT						
I HEREBY ACKNOWLEDGE RECEIPT OF THE FOLLOWING CHECKED						
ADDENDUM(S) AND HAVE MADE THE NECESSARY REVISIONS TO MY						
PROPOSAL, PLANS AND/OR SPECIFICATION, ETC.						
ADDENDUM NO.'S:						

SEE REVERSE SIDE FOR TERMS AND CONDITIONS

SIGNATURE 	TELEPHONE 304-558-5380	DATE 8-21-08
TITLE	FEIN 233-90-7327	ADDRESS CHANGES TO BE NOTED ABOVE

WHEN RESPONDING TO RFQ, INSERT NAME AND ADDRESS IN SPACE ABOVE LABELED 'VENDOR'

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INSTRUCTIONS TO BIDDERS

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SIGNED BID TO:

Department of Administration
Purchasing Division
2019 Washington Street East
Post Office Box 50130
Charleston, WV 25305-0130



State of West Virginia
 Department of Administration
 Purchasing Division
 2019 Washington Street East
 Post Office Box 50130
 Charleston, WV 25305-0130

Request for Quotation

RFQ NUMBER
 TAX09001

PAGE
 2

ADDRESS CORRESPONDENCE TO ATTENTION OF
 SHELLY MURRAY
 304-558-8801

RFQ COPY
 TYPE NAME/ADDRESS HERE

VENDOR

Chico Appraisal Services
 Post Office Box 958
 Dellslow, WV 26531-0958

SHIP TO

DEPARTMENT OF TAX & REVENUE
 PROPERTY TAX DIVISION
 GREENBROKE BUILDING
 1124 SMITH STREET
 CHARLESTON, WV
 25301 304-558-3940

DATE PRINTED	TERMS OF SALE	SHIP VIA	FOB	FREIGHT TERMS
06/25/2008				

BID OPENING DATE: 07/24/2008 BID OPENING TIME 01:30PM

LINE	QUANTITY	UOP	CAT NO	ITEM NUMBER	UNIT PRICE	AMOUNT
NO. 1	✓					
NO. 2						
NO. 3						
NO. 4						
NO. 5						

I UNDERSTAND THAT FAILURE TO CONFIRM THE RECEIPT OF THE ADDENDUM(S) MAY BE CAUSE FOR REJECTION OF BIDS.

VENDOR MUST CLEARLY UNDERSTAND THAT ANY VERBAL REPRESENTATION MADE OR ASSUMED TO BE MADE DURING ANY ORAL DISCUSSION HELD BETWEEN VENDOR'S REPRESENTATIVES AND ANY STATE PERSONNEL IS NOT BINDING. ONLY THE INFORMATION ISSUED IN WRITING AND ADDED TO THE SPECIFICATIONS BY AN OFFICIAL ADDENDUM IS BINDING.

.....
 SIGNATURE
 Chico Appraisal Services
 COMPANY
 8-21-08
 DATE

REV. 11/96

----- END OF ADDENDUM NO. 1 -----

SEE REVERSE SIDE FOR TERMS AND CONDITIONS

SIGNATURE	TELEPHONE	DATE
	304-598-8380	8-21-08
TITLE	FEIN	ADDRESS CHANGES TO BE NOTED ABOVE
	233-90-7321	

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TAX09001	1

ADDRESS CORRESPONDENCE TO ATTENTION OF:
SHELLY MURRAY 304-558-8801

Chico Appraisal Service
 Attention: Joseph A. Chico, III
 947 Chestnut Ridge Road
 Morgantown, WV 26505

DEPARTMENT OF TAX & REVENUE
 PROPERTY TAX DIVISION
 GREENBROKE BUILDING
 1124 SMITH STREET
 CHARLESTON, WV
 25301 304-558-3940

DATE PRINTED	TERMS OF SALE	SHIP VIA	F.O.B.	FREIGHT TERMS
07/23/2008				

BID OPENING DATE: 08/22/2008 BID OPENING TIME 01:30PM

LINE	QUANTITY	UOP	CAT NO	ITEM NUMBER	UNIT PRICE	AMOUNT
0001	1	LS		946-15		
<p>----- ADDENDUM NO. 2 -----</p> <p>THIS ADDENDUM IS ISSUED TO EXTEND THE BID OPENING DATE</p> <p>FROM: 7/24/2008</p> <p>TO : 8/22/2008</p> <p>RESPONSES TO QUESTIONS/CONCERNS RAISED DURING THE MANDATORY PRE-BID CONFERENCE OF 6/11/2008 AND PRIOR TO THE QUESTION SUBMISSION DEADLINE OF 6/13/2008 WILL BE ADDRESSED IN A FUTURE ADDENDUM.</p> <p>APPRaisal SERVICES, REAL ESTATE</p> <p>EXHIBIT 10</p> <p>REQUISITION NO.: TAX09001</p> <p>ADDENDUM ACKNOWLEDGEMENT</p> <p>I HEREBY ACKNOWLEDGE RECEIPT OF THE FOLLOWING CHECKED ADDENDUM(S) AND HAVE MADE THE NECESSARY REVISIONS TO MY PROPOSAL, PLANS AND/OR SPECIFICATION, ETC.</p> <p>ADDENDUM NO.'S:</p>						

SEE REVERSE SIDE FOR TERMS AND CONDITIONS

SIGNATURE	TELEPHONE	DATE
	304-598-8380	8-21-08
TITLE	FEIN	ADDRESS CHANGES TO BE NOTED ABOVE
	233-90-7321	

WHEN RESPONDING TO RFQ, INSERT NAME AND ADDRESS IN SPACE ABOVE LABELED 'VENDOR'



State of West Virginia
 Department of Administration
 Purchasing Division
 2019 Washington Street East
 Post Office Box 50130
 Charleston, WV 25305-0130

Request for Quotation

RFQ NUMBER
 TAX09001

PAGE
 2

ADDRESS CORRESPONDENCE TO ATTENTION OF
 SHELLY MURRAY
 304-558-8801

RFQ COPY
 TYPE NAME/ADDRESS HERE

VENDOR

Chico Appraisal Services
 Post Office Box 958
 Dellslow, WV 26531-0958

SHIP TO

DEPARTMENT OF TAX & REVENUE
 PROPERTY TAX DIVISION
 GREENBROKE BUILDING
 1124 SMITH STREET
 CHARLESTON, WV
 25301 304-558-3940

DATE PRINTED	TERMS OF SALE	SHIP VIA	F.O.B.	FREIGHT TERMS
07/23/2008				

BID OPENING DATE: 08/22/2008 BID OPENING TIME 01:30PM

LINE	QUANTITY	UOP	CAT NO.	ITEM NUMBER	UNIT PRICE	AMOUNT
NO. 1	✓					
NO. 2	✓					
NO. 3						
NO. 4						
NO. 5						
<p>I UNDERSTAND THAT FAILURE TO CONFIRM THE RECEIPT OF THE ADDENDUM(S) MAY BE CAUSE FOR REJECTION OF BIDS.</p> <p>VENDOR MUST CLEARLY UNDERSTAND THAT ANY VERBAL REPRESENTATION MADE OR ASSUMED TO BE MADE DURING ANY ORAL DISCUSSION HELD BETWEEN VENDOR'S REPRESENTATIVES AND ANY STATE PERSONNEL IS NOT BINDING. ONLY THE INFORMATION ISSUED IN WRITING AND ADDED TO THE SPECIFICATIONS BY AN OFFICIAL ADDENDUM IS BINDING.</p> <p style="text-align: right;">..... SIGNATURE Chico Appraisal Services COMPANY 8-21-08 DATE</p>						
REV. 11/96						
----- END OF ADDENDUM NO. 2 -----						

SEE REVERSE SIDE FOR TERMS AND CONDITIONS

SIGNATURE	TELEPHONE	DATE
	304-598-8300	8-21-08
TITLE	FEIN	ADDRESS CHANGES TO BE NOTED ABOVE
	233-90-7321	

WHEN RESPONDING TO RFQ, INSERT NAME AND ADDRESS IN SPACE ABOVE LABELED 'VENDOR'



State of West Virginia
 Department of Administration
 Purchasing Division
 2019 Washington Street East
 Post Office Box 50130
 Charleston, WV 25305-0130

**Request for
 Quotation**

RFQ NUMBER
TAX09001

PAGE
1

ADDRESS CORRESPONDENCE TO ATTENTION OF
**SHELLY MURRAY
 304-558-8801**

RFQ COPY

VENDOR

Joseph Chico
 Chico Appraisal Service
 947 Chestnut Ridge Road
 Morgantown, WV 26505

SHIP TO

DEPARTMENT OF TAX & REVENUE
 PROPERTY TAX DIVISION
 GREENBROKE BUILDING
 1124 SMITH STREET
 CHARLESTON, WV
 25301 304-558-3940

DATE PRINTED 07/24/2008	TERMS OF SALE	SHIP VIA	F.O.B.	FREIGHT TERMS
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BID OPENING DATE: **08/22/2008** BID OPENING TIME **01:30PM**

LINE	QUANTITY	UOP	CAT NO	ITEM NUMBER	UNIT PRICE	AMOUNT
----- ADDENDUM NO. 3 -----						
<p>THIS ADDENDUM IS ISSUED TO ADDRESS QUESTIONS/CONCERNS RAISED DURING THE MANDATORY PRE-BID CONFERENCE OF 6/11/2008 AND PRIOR TO THE QUESTION SUBMISSION DEADLINE OF 6/13/2008.</p> <p>ATTACHMENT: QUESTIONS/RESPONSES RE-ISSUED SPECIFICATIONS ATTACHMENT A CONFIDENTIALITY STATEMENT ATTACHMENT B LAND PRICING ANALYSIS ATTACHMENT C WV ASSESSMENT RATIO STUDY TY07</p> <p>THERE WILL BE AN ADDITIONAL NON-MANDATORY PRE-BID CONFERENCE ON 8/7/2008 AT 10:00 AM AT TAX PAYER SERVICES LOCATED AT 1206 QUARRIER STREET, CHARLESTON, WV. THIS MEETING WILL BE OPEN ONLY TO THOSE PARTICIPANTS OF THE MANDATORY PRE-BID CONFERENCE OF 6/11/2008.</p> <p>ADDITIONAL INQUIRES: ADDITIONAL WRITTEN QUESTIONS SHALL BE ACCEPTED THROUGH CLOSE OF BUSINESS ON 8/7/2008. QUESTIONS MAY BE SENT VIA USPS, FAX, COURIER, OR EMAIL. IN ORDER TO ASSURE NO VENDOR RECEIVES AN UNFAIR ADVANTAGE, NO SUBSTANTIVE QUESTIONS WILL BE ANSWERED ORALLY. IF POSSIBLE, EMAIL QUESTIONS ARE PREFERRED. ADDRESS INQUIRES TO:</p> <p style="text-align: right;">SHELLY MURRAY DEPARTMENT OF ADMINISTRATION PURCHASING DIVISION 2019 WASHINGTON STREET, EAST CHARLESTON, WV 25311</p>						

SEE REVERSE SIDE FOR TERMS AND CONDITIONS

SIGNATURE 	TELEPHONE 304-598-8380	DATE 8-21-08
TITLE	FEIN 233-90-7321	ADDRESS CHANGES TO BE NOTED ABOVE

WHEN RESPONDING TO RFQ, INSERT NAME AND ADDRESS IN SPACE ABOVE LABELED 'VENDOR'



State of West Virginia
 Department of Administration
 Purchasing Division
 2019 Washington Street East
 Post Office Box 50130
 Charleston, WV 25305-0130

**Request for
 Quotation**

RFQ NUMBER
TAX09001

PAGE
2

ADDRESS CORRESPONDENCE TO ATTENTION OF
**SHELLY MURRAY
 304-558-8801**

**RFQ COPY
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**V
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Joseph Chico
 Chico Appraisal Service
 947 Chestnut Ridge Road
 Morgantown, WV 26505

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**DEPARTMENT OF TAX & REVENUE
 PROPERTY TAX DIVISION
 GREENBROKE BUILDING
 1124 SMITH STREET
 CHARLESTON, WV
 25301 304-558-3940**

DATE PRINTED	TERMS OF SALE	SHIP VIA	F.O.B.	FREIGHT TERMS
07/24/2008				

BID OPENING DATE: **08/22/2008** BID OPENING TIME **01:30PM**

LINE	QUANTITY	UOP	CAT NO	ITEM NUMBER	UNIT PRICE	AMOUNT
0001	1	LS		946-15		
<p>FAX: 304-558-4115 EMAIL: SHELLY.L.MURRAY@WV.GOV</p> <p>THE BID OPENING DATE WILL REMAIN: 8/22/2008</p> <p>APPRAISAL SERVICES, REAL ESTATE</p> <p>EXHIBIT 10</p> <p>REQUISITION NO.: TAX09001</p> <p>ADDENDUM ACKNOWLEDGEMENT</p> <p>I HEREBY ACKNOWLEDGE RECEIPT OF THE FOLLOWING CHECKED ADDENDUM(S) AND HAVE MADE THE NECESSARY REVISIONS TO MY PROPOSAL, PLANS AND/OR SPECIFICATION, ETC.</p> <p>ADDENDUM NO.'S:</p> <p>NO. 1 ✓ NO. 2 ✓ NO. 3 ✓ NO. 4 NO. 5 NO. 6 NO. 7 NO. 8 NO. 9 NO. 10</p> <p>I UNDERSTAND THAT FAILURE TO CONFIRM THE RECEIPT OF THE ADDENDUM(S) MAY BE CAUSE FOR REJECTION OF BIDS.</p>						

SEE REVERSE SIDE FOR TERMS AND CONDITIONS

SIGNATURE	TELEPHONE	DATE
	304-598-8380	8-21-08
TITLE	FEIN	ADDRESS CHANGES TO BE NOTED ABOVE
	233-90-7321	

WHEN RESPONDING TO RFQ, INSERT NAME AND ADDRESS IN SPACE ABOVE LABELED 'VENDOR'



State of West Virginia
 Department of Administration
 Purchasing Division
 2019 Washington Street East
 Post Office Box 50130
 Charleston, WV 25305-0130

**Request for
 Quotation**

RFQ NUMBER
TAX09001

PAGE
3

ADDRESS CORRESPONDENCE TO ATTENTION OF
**SHELLY MURRAY
 304-558-8801**

RFQ COPY
 TYPE NAME/ADDRESS HERE

V
E
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Chico Appraisal Services
 Post Office Box 958
 Dellslow, WV 26531-0958

S
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T
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DEPARTMENT OF TAX & REVENUE
 PROPERTY TAX DIVISION
 GREENBROKE BUILDING
 1124 SMITH STREET
 CHARLESTON, WV
 25301 304-558-3940

DATE PRINTED 07/24/2008	TERMS OF SALE	SHIP VIA	F.O.B.	FREIGHT TERMS
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BID OPENING DATE: **08/22/2008** BID OPENING TIME **01:30PM**

LINE	QUANTITY	UOP	CAT NO	ITEM NUMBER	UNIT PRICE	AMOUNT
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VENDOR MUST CLEARLY UNDERSTAND THAT ANY VERBAL REPRESENTATION MADE OR ASSUMED TO BE MADE DURING ANY ORAL DISCUSSION HELD BETWEEN VENDOR'S REPRESENTATIVES AND ANY STATE PERSONNEL IS NOT BINDING. ONLY THE INFORMATION ISSUED IN WRITING AND ADDED TO THE SPECIFICATIONS BY AN OFFICIAL ADDENDUM IS BINDING.

.....
 SIGNATURE
Chico Appraisal Services
 COMPANY
 7-31-08
 DATE

REV. 11/96

----- END OF ADDENDUM NO. 3 -----

***** THIS IS THE END OF RFQ TAX09001 ***** TOTAL: \$2,110,000.00

SEE REVERSE SIDE FOR TERMS AND CONDITIONS

SIGNATURE <i>[Signature]</i>	TELEPHONE 304-598-8380	DATE 8-21-08
TITLE	FEIN 233-90-7321	ADDRESS CHANGES TO BE NOTED ABOVE

WHEN RESPONDING TO RFQ, INSERT NAME AND ADDRESS IN SPACE ABOVE LABELED 'VENDOR'



State of West Virginia
 Department of Administration
 Purchasing Division
 2019 Washington Street East
 Post Office Box 50130
 Charleston, WV 25305-0130

Request for Quotation

RFQ NUMBER
 TAX09001

PAGE
 1

ADDRESS CORRESPONDENCE TO ATTENTION OF
 SHELLY MURRAY
 304-558-8801

RFQ COPY

TYPE NAME / ADDRESS HERE

VENDOR

Joseph Chico
 Chico Appraisal
 947 Chestnut Ridge Rd
 Morgantown WV 26505

SHIP TO

DEPARTMENT OF TAX & REVENUE
 PROPERTY TAX DIVISION
 GREENBROKE BUILDING
 1124 SMITH STREET
 CHARLESTON, WV
 25301 304-558-3940

DATE PRINTED	TERMS OF SALE	SHIP VIA	F.O.B.	FREIGHT TERMS
08/08/2008				

BID OPENING DATE: 08/22/2008 BID OPENING TIME 01:30PM

LINE	QUANTITY	UOP	CAT NO	ITEM NUMBER	UNIT PRICE	AMOUNT
----- ADDENDUM NO. 4 -----						
THIS ADDENDUM IS ISSUED TO ADD THE FOLLOWING ATTACHMENTS:						
ATTACHMENTS: STATE OF WV COMPUTER ASSISTED LAND PRICING WV APPRAISAL MANUAL						
THE BID OPENING DATE WILL REMAIN: 08/22/2008.						
0001	1	LS		946-15		
APPRAISAL SERVICES, REAL ESTATE						
EXHIBIT 10						
REQUISITION NO.: TAX09001						
ADDENDUM ACKNOWLEDGEMENT						
I HEREBY ACKNOWLEDGE RECEIPT OF THE FOLLOWING CHECKED ADDENDUM(S) AND HAVE MADE THE NECESSARY REVISIONS TO MY PROPOSAL, PLANS AND/OR SPECIFICATION, ETC.						
ADDENDUM NO. S:						
NO. 1 ..✓.....						
NO. 2 ..✓.....						
NO. 3 ..✓.....						

SEE REVERSE SIDE FOR TERMS AND CONDITIONS

SIGNATURE 	TELEPHONE 304-598-8390	DATE 8-21-08
TITLE	FEIN 233-90-7321	ADDRESS CHANGES TO BE NOTED ABOVE

WHEN RESPONDING TO RFQ, INSERT NAME AND ADDRESS IN SPACE ABOVE LABELED 'VENDOR'



State of West Virginia
 Department of Administration
 Purchasing Division
 2019 Washington Street East
 Post Office Box 50130
 Charleston, WV 25305-0130

Request for Quotation

RFQ NUMBER
 TAX09001

PAGE
 2

ADDRESS CORRESPONDENCE TO ATTENTION OF:
 SHELLY MURRAY
 304-558-8801

RFQ COPY
 TYPE NAME/ADDRESS HERE

VENDOR

Chico Appraisal Services
 Post Office Box 958
 Dellslow, WV 26531-0958

SHIP TO

DEPARTMENT OF TAX & REVENUE
 PROPERTY TAX DIVISION
 GREENBROKE BUILDING
 1124 SMITH STREET
 CHARLESTON, WV
 25301 304-558-3940

DATE PRINTED 08/08/2008	TERMS OF SALE	SHIP VIA	FOB	FREIGHT TERMS
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BID OPENING DATE: 08/22/2008 BID OPENING TIME 01:30PM

LINE	QUANTITY	UOP	CAT NO	ITEM NUMBER	UNIT PRICE	AMOUNT
NO. 4	✓					
NO. 5						

I UNDERSTAND THAT FAILURE TO CONFIRM THE RECEIPT OF THE ADDENDUM(S) MAY BE CAUSE FOR REJECTION OF BIDS.

VENDOR MUST CLEARLY UNDERSTAND THAT ANY VERBAL REPRESENTATION MADE OR ASSUMED TO BE MADE DURING ANY ORAL DISCUSSION HELD BETWEEN VENDOR'S REPRESENTATIVES AND ANY STATE PERSONNEL IS NOT BINDING. ONLY THE INFORMATION ISSUED IN WRITING AND ADDED TO THE SPECIFICATIONS BY AN OFFICIAL ADDENDUM IS BINDING.

.....
 SIGNATURE
Chico Appraisal Services
 COMPANY
 8-21-08
 DATE

REV. 11/96

----- END OF ADDENDUM NO. 4 -----

SEE REVERSE SIDE FOR TERMS AND CONDITIONS

SIGNATURE <i>[Signature]</i>	TELEPHONE 304-548-8300	DATE 8-21-08
TITLE	FEIN 233-90-7321	ADDRESS CHANGES TO BE NOTED ABOVE

WHEN RESPONDING TO RFQ, INSERT NAME AND ADDRESS IN SPACE ABOVE LABELED 'VENDOR'

STATE OF WEST VIRGINIA
Purchasing Division

PURCHASING AFFIDAVIT

West Virginia Code §5A-3-10a states: No contract or renewal of any contract may be awarded by the state or any of its political subdivisions to any vendor or prospective vendor when the vendor or prospective vendor or a related party to the vendor or prospective vendor is a debtor and the debt owed is an amount greater than one thousand dollars in the aggregate

DEFINITIONS:

"Debt" means any assessment, premium, penalty, fine, tax or other amount of money owed to the state or any of its political subdivisions because of a judgment, fine, permit violation, license assessment, defaulted workers' compensation premium, penalty or other assessment presently delinquent or due and required to be paid to the state or any of its political subdivisions, including any interest or additional penalties accrued thereon.

"Debtor" means any individual, corporation, partnership, association, limited liability company or any other form or business association owing a debt to the state or any of its political subdivisions. "Political subdivision" means any county commission; municipality; county board of education; any instrumentality established by a county or municipality; any separate corporation or instrumentality established by one or more counties or municipalities, as permitted by law; or any public body charged by law with the performance of a government function or whose jurisdiction is coextensive with one or more counties or municipalities. "Related party" means a party, whether an individual, corporation, partnership, association, limited liability company or any other form or business association or other entity whatsoever, related to any vendor by blood, marriage, ownership or contract through which the party has a relationship of ownership or other interest with the vendor so that the party will actually or by effect receive or control a portion of the benefit, profit or other consideration from performance of a vendor contract with the party receiving an amount that meets or exceed five percent of the total contract amount.

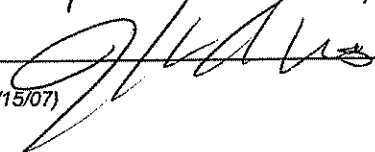
EXCEPTION: The prohibition of this section does not apply where a vendor has contested any tax administered pursuant to chapter eleven of this code, workers' compensation premium, permit fee or environmental fee or assessment and the matter has not become final or where the vendor has entered into a payment plan or agreement and the vendor is not in default of any of the provisions of such plan or agreement.

LICENSING: Vendors must be licensed and in good standing in accordance with any and all state and local laws and requirements by any state or local agency of West Virginia, including, but not limited to, the West Virginia Secretary of State's Office, the West Virginia Tax Department, West Virginia Insurance Commission, or any other state agencies or political subdivision. Furthermore, the vendor must provide all necessary releases to obtain information to enable the Director or spending unit to verify that the vendor is licensed and in good standing with the above entities.

CONFIDENTIALITY: The vendor agrees that he or she will not disclose to anyone, directly or indirectly, any such personally identifiable information or other confidential information gained from the agency, unless the individual who is the subject of the information consents to the disclosure in writing or the disclosure is made pursuant to the agency's policies, procedures and rules. Vendors should visit www.state.wv.us/admin/purchase/privacy for the Notice of Agency Confidentiality Policies.

Under penalty of law for false swearing (West Virginia Code, §61-5-3), it is hereby certified that the vendor acknowledges the information in this said affidavit and are in compliance with the requirements as stated.

Vendor's Name: Joseph A. Chico, III

Authorized Signature:  Date: 8-21-08



STATE OF WEST VIRGINIA
Department of Revenue
State Tax Department

Joe Manchin
Governor

Christopher G. Morris
State Tax Commissioner

EMPLOYEE ACKNOWLEDGEMENT
CONFIDENTIAL TAX INFORMATION

NAME

Joseph A. Chico, III

DIVISION

Reviewed and
Explained by:

I understand that information concerning any taxpayer that may come to my knowledge while an employee of the WV Department of Revenue is to be held in strictest confidence.

I understand that no information or particular set forth on any return, declaration, application, audit, investigation, or report filed by or for the taxpayer or concerning a taxpayer will be disclosed by me to any person except as provided by law.

I understand that under State law any unauthorized disclosure of confidential information is punishable by imprisonment for a period up to one year and/or a fine up to \$1,000, together with the cost of prosecution.

I understand that the unauthorized disclosure of any information from a Federal tax return or record received from the Internal Revenue Service is a felony offense punishable by imprisonment for a period up to five years and/or a fine up to \$5,000.

I understand that any unauthorized disclosure of the information described in this statement will result in my immediate dismissal from employment with the WV Department of Revenue.

EMPLOYEE
SIGNATURE
State of West Virginia
County of Kanawha

[Signature]

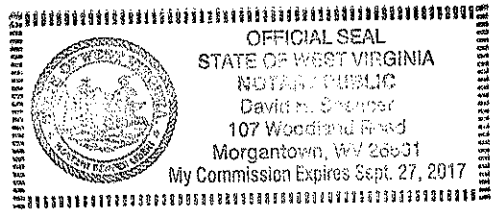
DATE 8-21-08

Taken, subscribed, acknowledged, and sworn before me this 21st day of

AUGUST, 2008.

My commission expires SEPT. 27, 2017.

[Signature]
Notary Public



CONTRACT APPRAISAL PRICING SUMMARY

ACTIVITY											
County	Review of Land Valuation*		Review of Neighborhood Boundaries			Review of Data Collection And Comparison of Sold v. Unsold Properties			Assessment/Sales Ratio Study		Final Report
	Parcels to be reviewed	Price per County	Neighborhoods to be reviewed	Price per Neighborhood	Total	Parcels to be reviewed	Price per Parcel	Total	Sales to be reviewed	Price per County	
Barbour		\$ 48,750	2	\$ 750 / Neighborhood	\$ 1500				347	\$ 3900	\$ 4350
Residential	12,235					245	\$ 1327 /Pcl	\$ 3250			
Commercial	417					8	\$ 325 /Pcl	\$ 2600			
Industrial	40					1	\$ 650 /Pcl	\$ 650			
Activity Totals	12,692	\$ 48,750	2	\$ 750	\$ 1500	254	\$ 25.59	\$ 6500	347	\$ 3900	\$ 4350

Grand Total \$ 65,000

* The Tax Department does not anticipate that each individual parcel in the county will be reviewed; rather, this will involve a review of the accuracy of land tables in the county. This shall be accomplished by the Contractor reviewing all sales which have occurred in a county for a minimum of 12 months prior to the July 1 assessment date for the respective tax year. If a valid sale does not exist in any neighborhood during the twelve month period, the Contractor(s) may use sales which occurred over the previous twenty-four month period prior to the July 1 assessment date.

CONTRACT APPRAISAL PRICING SUMMARY

County	Review of Land Valuation*		Review of Neighborhood Boundaries		Review of Data Collection And Comparison of Sold v. Unsold Properties				Assessment/Sales Ratio Study		Final Report
	Parcels to be reviewed	Price per County	Neighborhoods to be reviewed	Price per Neighborhood	Parcels to be reviewed	Price per Parcel	Total	Sales to be reviewed	Price per County	Price per County	
Berkeley		\$ 172,500	28	\$ 410.71 / Neighborhood			\$ 11,500	3,257	\$ 13,800	\$ 9200	
Residential	50,036				1,000	\$ 1150 /Pcl	\$ 11,500				
Commercial	1,810				36	\$255.30/Pcl	\$ 9200				
Industrial	74				2	\$ 1150/Pcl	\$ 2300				
Activity Totals	51,920	\$ 172,500	28	\$ 11,500	1,038	\$ 22.14	\$ 23000	3,257	\$ 13,800	\$ 9200	

Grand Total \$ 230,000

* The Tax Department does not anticipate that each individual parcel in the county will be reviewed; rather, this will involve a review of the accuracy of land tables in the county. This shall be accomplished by the Contractor reviewing all sales which have occurred in a county for a minimum of 12 months prior to the July 1 assessment date for the respective tax year. If a valid sale does not exist in any neighborhood during the twelve month period, the Contractor(s) may use sales which occurred over the previous twenty-four month period prior to the July 1 assessment date.

CONTRACT APPRAISAL PRICING SUMMARY

ACTIVITY												
County	Review of Land Valuation*		Review of Neighborhood Boundaries			Review of Data Collection And Comparison of Sold v. Unsold Properties				Assessment/Sales Ratio Study		Final Report
	Parcels to be reviewed	Price per County	Neighborhoods to be reviewed	Price per Neighborhood	Total	Parcels to be reviewed	Price per Parcel	Total	Sales to be reviewed	Price per County	Price per County	
Brooke		\$ 56,250	2	\$ 750 / Neighborhood	\$ / 500				383	\$ 4500	\$ 5250	
Residential	13,344					267	\$ 1404/Pcl	\$ 3750				
Commercial	881					18	\$ 14157/Pcl	\$ 2550				
Industrial	133					3	\$ 400 /Pcl	\$ 1200				
Activity Totals	14,358	\$ 56,250	2	\$ / 500	\$ / 500.	288	\$ 26.04	\$ 7500	383	\$ 4500	\$ 5250	

Grand Total \$ 75,000

* The Tax Department does not anticipate that each individual parcel in the county will be reviewed; rather, this will involve a review of the accuracy of land tables in the county. This shall be accomplished by the Contractor reviewing all sales which have occurred in a county for a minimum of 12 months prior to the July 1 assessment date for the respective tax year. If a valid sale does not exist in any neighborhood during the twelve month period, the Contractor(s) may use sales which occurred over the previous twenty-four month period prior to the July 1 assessment date.

CONTRACT APPRAISAL PRICING SUMMARY

County	Review of Land Valuation*		Review of Neighborhood Boundaries		Review of Data Collection And Comparison of Sold v. Unsold Properties				Assessment/Sales Ratio Study		Final Report
	Parcels to be reviewed	Price per County	Neighborhoods to be reviewed	Price per Neighborhood	Total	Parcels to be reviewed	Price per Parcel	Total	Sales to be reviewed	Price per County	
Grant		\$ 37,500	3	\$ 750 / Neighborhood	\$ 22,500				312	\$ 3,000	\$ 22,500
Residential	8,936					179	\$ 13,977/Parcel	\$ 2,500			
Commercial	450					9	\$ 222.22/Parcel	\$ 2,000			
Industrial	52					1	\$ 500/Parcel	\$ 500			
Activity Totals	9,438	\$ 37,500	3	\$ 22,500	\$ 22,500	189	\$ 26,446	\$ 5,000	312	\$ 3,000	\$ 22,500

Grand Total \$ 50,000

* The Tax Department does not anticipate that each individual parcel in the county will be reviewed; rather, this will involve a review of the accuracy of land tables in the county. This shall be accomplished by the Contractor reviewing all sales which have occurred in a county for a minimum of 12 months prior to the July 1 assessment date for the respective tax year. If a valid sale does not exist in any neighborhood during the twelve month period, the Contractor(s) may use sales which occurred over the previous twenty-four month period prior to the July 1 assessment date.

CONTRACT APPRAISAL PRICING SUMMARY

County	Review of Land Valuation*		Review of Neighborhood Boundaries		Review of Data Collection And Comparison of Sold v. Unsold Properties			Assessment/Sales Ratio Study		Final Report	
	Parcels to be reviewed	Price per County	Neighborhoods to be reviewed	Price per Neighborhood	Total	Parcels to be reviewed	Price per Parcel	Total	Sales to be reviewed		Price per County
Hampshire		\$ 75,000	5	\$ 700 / Neighborhood	\$ 3500				981	\$ 6000	Price per County
Residential	19,271					385	\$ 12.99 /Pcl	\$ 5000			
Commercial	399					8	\$ 506.25 /Pcl	\$ 4050			
Industrial	17					1	\$ 450 /Pcl	\$ 950			
Activity Totals	19,687	\$ 75,000	5	\$ 3500	\$ 3500	394	\$ 25.38	\$ 10,000	981	\$ 6000	\$ 5500

Grand Total \$ 100,000

* The Tax Department does not anticipate that each individual parcel in the county will be reviewed; rather, this will involve a review of the accuracy of land tables in the county. This shall be accomplished by the Contractor reviewing all sales which have occurred in a county for a minimum of 12 months prior to the July 1 assessment date for the respective tax year. If a valid sale does not exist in any neighborhood during the twelve month period, the Contractor(s) may use sales which occurred over the previous twenty-four month period prior to the July 1 assessment date.

CONTRACT APPRAISAL PRICING SUMMARY

County	Review of Land Valuation*		Review of Neighborhood Boundaries		Review of Data Collection And Comparison of Sold v. Unsold Properties			Assessment/Sales Ratio Study		Final Report
	Parcels to be reviewed	Price per County	Neighborhoods to be reviewed	Price per Neighborhood	Parcels to be reviewed	Price per Parcel	Total	Sales to be reviewed	Price per County	
Hancock		\$75,000	7	\$ 600 / Neighborhood				499	\$ 6,000	\$ 4800
Residential	18,487				370	\$1351 /Pcl	\$ 5000			
Commercial	1,510				30	\$135,09/Pcl	\$ 4050			
Industrial	125				3	\$36.67/Pcl	\$ 950			
Activity Totals	20,122	\$75,000	7	\$ 4200	403	\$ 24.81	\$ 10,000	499	\$ 6,000	\$ 4800

Grand Total \$ 100,000

* The Tax Department does not anticipate that each individual parcel in the county will be reviewed; rather, this will involve a review of the accuracy of land tables in the county. This shall be accomplished by the Contractor reviewing all sales which have occurred in a county for a minimum of 12 months prior to the July 1 assessment date for the respective tax year. If a valid sale does not exist in any neighborhood during the twelve month period, the Contractor(s) may use sales which occurred over the previous twenty-four month period prior to the July 1 assessment date.

CONTRACT APPRAISAL PRICING SUMMARY

ACTIVITY												
County	Review of Land Valuation*		Review of Neighborhood Boundaries			Review of Data Collection And Comparison of Sold v. Unsold Properties				Assessment/Sales Ratio Study		Final Report
	Parcels to be reviewed	Price per County	Neighborhoods to be reviewed	Price per Neighborhood	Total	Parcels to be reviewed	Price per Parcel	Total	Sales to be reviewed	Price per County	Price per County	
Hardy		\$45,000	4	\$ 750 / Neighborhood	\$ 3,000				430	\$ 3,600	\$ 2,400	
Residential	11,113					222	\$ 13.51 /Pcl	\$ 3,000				
Commercial	394					8	\$ 300 /Pcl	\$ 2,400				
Industrial	61					1	\$ 600 /Pcl	\$ 600				
Activity Totals	11,568	\$45,000	4	\$ 3,000	\$ 3,000	231	\$ 25.97	\$ 6,000	430	\$ 3,600	\$ 2,400	

Grand Total \$ 60,000

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CONTRACT APPRAISAL PRICING SUMMARY

County	Review of Land Valuation*		Review of Neighborhood Boundaries		Review of Data Collection And Comparison of Sold v. Unsold Properties			Assessment/Sales Ratio Study		Final Report	
	Parcels to be reviewed	Price per County	Neighborhoods to be reviewed	Price per Neighborhood	Total	Parcels to be reviewed	Price per Parcel	Total	Sales to be reviewed		Price per County
Harrison		\$ 165,000	12	\$ 600 / Neighborhood	\$ 7200				1,766	\$ 13,200	\$ 12,600
Residential	46,421					928	\$ 1185/Pcl	\$ 11,000			
Commercial	3,504					70	\$ 142.80/Pcl	\$ 10,000			
Industrial	71					1	\$ 1000 /Pcl	\$ 1000			
Activity Totals	49,996	\$ 165,000	12	\$ 7200	\$ 7200	999	\$ 21.02	\$ 22,000	1,766	\$ 13,200	\$ 12,600

Grand Total \$ 220,000

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CONTRACT APPRAISAL PRICING SUMMARY

County	Review of Land Valuation*		Review of Neighborhood Boundaries			Review of Data Collection And Comparison of Sold v. Unsold Properties				Assessment/Sales Ratio Study		Final Report
	Parcels to be reviewed	Price per County	Neighborhoods to be reviewed	Price per Neighborhood	Total	Parcels to be reviewed	Price per Parcel	Total	Sales to be reviewed	Price per County	Price per County	
Jefferson		\$ 121,250	12	\$ 500 / Neighborhood	\$ 6,000				1,390	\$ 2,100	\$ 6,150	
Residential	28,009					560	\$ 12.05 / Pcl	\$ 6,750				
Commercial	993					20	\$ 281.50 / Pcl	\$ 5,750				
Industrial	35					1	\$ 1,000 / Pcl	\$ 1,000				
Activity Totals	29,037	\$ 121,250	12	\$ 6,000	\$ 6,000	581	\$ 23.24	\$ 13,500	1,390	\$ 2,100	\$ 6,150	

Grand Total \$ 135,000

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CONTRACT APPRAISAL PRICING SUMMARY

County	Review of Land Valuation*		Review of Neighborhood Boundaries		Review of Data Collection And Comparison of Sold v. Unsold Properties			Assessment/Sales Ratio Study		Final Report
	Parcels to be reviewed	Price per County	Neighborhoods to be reviewed	Price per Neighborhood	Parcels to be reviewed	Price per Parcel	Total	Sales to be reviewed	Price per County	
Marion		\$123,750	6	\$ 750 / Neighborhood				1,025	\$ 9900	Price per County
Residential	35,119				702	\$ 11.75 /Pcl	\$ 8250			
Commercial	2,820				56	\$ 120.54/Pcl	\$ 6750			
Industrial	117				2	\$ 750/Pcl	\$ 1500			
Activity Totals	38,056	\$123,750	6	\$ 4500	760	\$ 21.71	\$ 16,500	1,025	\$ 9900	\$ 10,350

Grand Total \$ 165,000

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CONTRACT APPRAISAL PRICING SUMMARY

ACTIVITY												
County	Review of Land Valuation*		Review of Neighborhood Boundaries			Review of Data Collection And Comparison of Sold v. Unsold Properties				Assessment/Sales Ratio Study		Final Report
	Parcels to be reviewed	Price per County	Neighborhoods to be reviewed	Price per Neighborhood	Total	Parcels to be reviewed	Price per Parcel	Total	Sales to be reviewed	Price per County	Price per County	
Marshall		\$ 75,000	6	\$ 650 / Neighborhood	\$ 3,900				545	\$ 6,000	\$ 5,100	
Residential	19,235					385	\$ 12.94 / Parcel	\$ 5,000				
Commercial	1,059					21	\$ 166.67 / Parcel	\$ 3,500				
Industrial	144					3	\$ 500 / Parcel	\$ 1,500				
Activity Totals	20,438	\$ 75,000	6	\$ 3,900	\$ 3,900	409	\$ 24.45	\$ 10,000	545	\$ 6,000	\$ 5,100	

Grand Total \$ 100,000

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CONTRACT APPRAISAL PRICING SUMMARY

ACTIVITY												
County	Review of Land Valuation*		Review of Neighborhood Boundaries			Review of Data Collection And Comparison of Sold v. Unsold Properties				Assessment/Sales Ratio Study		Final Report
	Parcels to be reviewed	Price per County	Neighborhoods to be reviewed	Price per Neighborhood	Total	Parcels to be reviewed	Price per Parcel	Total	Sales to be reviewed	Price per County	Price per County	
Mineral		\$62,750	5	\$ 700 / Neighborhood	\$ 3500				670	\$ 5,000	\$ 4,150	
Residential	16,827					337	\$ 12.64/Pc1	\$ 4250				
Commercial	745					15	\$233.33/Pc1	\$ 3560				
Industrial	63					1	\$ 750 /Pc1	\$ 750				
Activity Totals	17,635	\$62,750	5	\$ 3500	\$ 3500	353	\$ 24.08	\$ 8500	670	\$5,000	\$ 4,150	

Grand Total \$ 85,000

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CONTRACT APPRAISAL PRICING SUMMARY

ACTIVITY												
County	Review of Land Valuation*		Review of Neighborhood Boundaries			Review of Data Collection And Comparison of Sold v. Unsold Properties				Assessment/Sales Ratio Study		Final Report
	Parcels to be reviewed	Price per County	Neighborhoods to be reviewed	Price per Neighborhood	Total	Parcels to be reviewed	Price per Parcel	Total	Sales to be reviewed	Price per County	Price per County	
Monongalia		\$153,800	5	\$ 700 / Neighborhood	\$ 3500				3,707	\$12,300	\$ 14,900	
Residential	43,681					874	\$ 1173 /Pcl	\$ 10,250				
Commercial	3,074					61	\$ 143.44/Pcl	\$ 8750				
Industrial	86					2	\$ 750 /Pcl	\$ 1500				
Activity Totals	46,841	\$153,800	5	\$ 3500	\$ 3500	937	\$ 21.88	\$ 20,500	3,707	\$12,300	\$ 14,900	

Grand Total \$ 205,000

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CONTRACT APPRAISAL PRICING SUMMARY

ACTIVITY											
County	Review of Land Valuation*		Review of Neighborhood Boundaries			Review of Data Collection And Comparison of Sold v. Unsold Properties			Assessment/Sales Ratio Study		Final Report
	Parcels to be reviewed	Price per County	Neighborhoods to be reviewed	Price per Neighborhood	Total	Parcels to be reviewed	Price per Parcel	Total	Sales to be reviewed	Price per County	
Morgan		\$53,000	12	\$ 500 / Neighborhood	\$ 6000				611	\$ 4500	\$ 4000
Residential	14,019					280	\$ 13.34 /Pcl	\$ 3750			
Commercial	369					7	\$ 321.43/Pcl	\$ 2250			
Industrial	98					2	\$ 750 /Pcl	\$ 1500			
Activity Totals	14,486	\$53,000	12	\$ 6000	\$ 6000	289	\$ 25.45	\$ 7500	611	\$ 4500	\$ 4000

Grand Total \$ 75,000

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CONTRACT APPRAISAL PRICING SUMMARY

County	Review of Land Valuation*		Review of Neighborhood Boundaries		Review of Data Collection And Comparison of Sold v. Unsold Properties			Assessment/Sales Ratio Study		Final Report
	Parcels to be reviewed	Price per County	Neighborhoods to be reviewed	Price per Neighborhood	Parcels to be reviewed	Price per Parcel	Total	Sales to be reviewed	Price per County	
Ohio		\$26,000	1	\$ 1,000 / Neighborhood				885	\$ 6900	\$ 9600
Residential	21,379				428	\$ 13.43/Parcel	\$ 5750			
Commercial	2,379				48	\$ 88.54/Parcel	\$ 4250			
Industrial	93				2	\$ 750/Parcel	\$ 1500			
Activity Totals	23,851	\$26,000	1	\$ 1,000	478	\$ 24.06	\$ 14,500	885	\$ 6900	\$ 9600

Grand Total \$ 115,000

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CONTRACT APPRAISAL PRICING SUMMARY

ACTIVITY												
County	Review of Land Valuation*		Review of Neighborhood Boundaries			Review of Data Collection And Comparison of Sold v. Unsold Properties				Assessment/Sales Ratio Study		Final Report
	Parcels to be reviewed	Price per County	Neighborhoods to be reviewed	Price per Neighborhood	Total	Parcels to be reviewed	Price per Parcel	Total	Sales to be reviewed	Price per County	Price per County	
Preston		\$101,250	4	\$ 750 / Neighborhood	\$ 3000				1,283	\$ 2100	\$ 9150	
Residential	28,672					573	\$ 11.78 /Pcl	\$ 6750				
Commercial	769					15	\$ 38337/Pcl	\$ 5750				
Industrial	36					1	\$ 1000 /Pcl	\$ 1000				
Activity Totals	29,477	\$101,250	4	\$ 3000	\$ 3000	589	\$ 22.92	\$ 13,500	1,283	\$ 2100	\$ 9150	

Grand Total \$ 135,000

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CONTRACT APPRAISAL PRICING SUMMARY

County	Review of Land Valuation*		Review of Neighborhood Boundaries		Review of Data Collection And Comparison of Sold v. Unsold Properties			Assessment/Sales Ratio Study		Final Report	
	Parcels to be reviewed	Price per County	Neighborhoods to be reviewed	Price per Neighborhood	Total	Parcels to be reviewed	Price per Parcel	Total	Sales to be reviewed		Price per County
Taylor		\$ <u>48,750</u>	2	\$ <u>750</u> / Neighborhood	\$ <u>1500</u>				354	\$ <u>3400</u>	Price per County \$ <u>4350</u>
Residential	11,362					227	\$ <u>1432</u> /Pcl	\$ <u>3250</u>			
Commercial	531					11	\$ <u>204.55</u> /Pcl	\$ <u>2250</u>			
Industrial	28					1	\$ <u>1000</u> /Pcl	\$ <u>1000</u>			
Activity Totals	11,921	\$ <u>48,750</u>	2	\$ <u>1500</u>	\$ <u>1500</u>	239	\$ <u>27.20</u>	\$ <u>6500</u>	354	\$ <u>3400</u>	\$ <u>4350</u>

Grand Total \$ 65000

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CONTRACT APPRAISAL PRICING SUMMARY

County	Review of Land Valuation*		Review of Neighborhood Boundaries		Review of Data Collection And Comparison of Sold v. Unsold Properties			Assessment/Sales Ratio Study		Final Report
	Parcels to be reviewed	Price per County	Neighborhoods to be reviewed	Price per Neighborhood	Parcels to be reviewed	Price per Parcel	Total	Sales to be reviewed	Price per County	
Tucker		\$41,250	2	\$ 750 / Neighborhood				559	\$ 3300	Price per County
Residential	8,922				178	\$ 1545 /Pcl	\$ 2750			
Commercial	411				8	\$ 218.35 /Pcl	\$ 1750			
Industrial	22				1	\$ 1000 /Pcl	\$ 1000			
Activity Totals	9,355	\$ 41,250	2	\$ 1500	187	\$ 2674	\$ 5500	559	\$ 3300	\$ 3450

Grand Total \$ 55,000

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CONTRACT APPRAISAL PRICING SUMMARY

County	Review of Land Valuation*		Review of Neighborhood Boundaries		Review of Data Collection And Comparison of Sold v. Unsold Properties			Assessment/Sales Ratio Study		Final Report	
	Parcels to be reviewed	Price per County	Neighborhoods to be reviewed	Price per Neighborhood	Total	Parcels to be reviewed	Price per Parcel	Total	Sales to be reviewed	Price per County	
Wetzel		\$56,250	4	\$ 750 / Neighborhood	\$ 3,000				232	\$ 4500	\$ 3750
Residential	13,450					269	\$ 13.94 /Pcl	\$ 3750			
Commercial	694					14	\$ 146.43/Pcl	\$ 2750			
Industrial	14					1	\$ 1000 /Pcl	\$ 1000			
Activity Totals	14,158	\$ 56,250	4	\$ 3,000	\$ 3,000	284	\$ 26.41	\$ 7500	232	\$ 4500	\$ 3750

Grand Total \$ 75,000

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CHICO APPRAISAL SERVICES

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Chico Appraisal Services offers consulting, feasibility study, appraisal and appraisal review to the Mid-Atlantic Region. We service West Virginia, Pennsylvania, Delaware and Maryland. Our firm performs estate, condemnation, litigation and special project appraisal, as well as conventional mortgage lending assignments. Our background includes appraisal, review, consultation and feasibility of commercial, industrial and residential properties. Our primary emphasis is easements, rights of way and eminent domain projects representing governmental and private entities.

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STAFF EXPERIENCE AND BACKGROUND

Chico Appraisal Services is capable of handling small to large volume projects. Our background is well rounded with regard to the types of appraisals that we have completed over the past several years. Joe Chico began appraising in 1986 and became Certified General in West Virginia, Pennsylvania and Maryland at the inception of State Licensing Law. Joe added a Certification in Delaware in 2005. Lisa L. DeBardi has been appraising since 1997 and became a Certified General Appraiser in West Virginia and Pennsylvania in 2001. Lisa added Certifications in Maryland in 2004 and Delaware in 2007.

Since 1990, Joe has been an approved fee appraiser for the West Virginia Department of Transportation, Division of Highways. This condemnation appraisal work entails virtually all types of properties including vacant land, residential, industrial, commercial, easements and rights of way. In the past years with the WV Department of Highways, Joe has completed appraisals on over 1,500 parcels. On May 1, 1998, Joe was placed upon the approved fee appraiser and consultant list for the Commonwealth of Pennsylvania, Department of Transportation. Joe is also an approved Review Appraiser for the State of West Virginia, Department of Transportation. In 1998, Joe was approved as a Review Appraiser for the Commonwealth of Pennsylvania, Department of Transportation. Since 2000, Joe has completed appraisal reviews for the Commonwealth of Pennsylvania on over 1,000 parcels of real estate and personal property involved in eminent domain actions. Joe was placed upon the Delaware Department of Transportation Fee Approval list as a Review Appraiser in 2005 and has performed approximately 100 reviews. Joe and Lisa are currently active as Review Appraisers in West Virginia, Pennsylvania and Delaware.

Chico Real Estate Appraisal has performed appraisal reviews on virtually all types of properties over the past several years for many lending institutions, attorneys and other private entities. Joe was a member of the West Virginia Real Estate Appraiser Licensing and Certification Board Upgrades Committee from 1996 to 2004. He is also the past Education Committee Chairperson for the West Virginia Chapter of the Appraisal Institute and an active appraisal instructor. On September 9, 2002, Joe became an Appraiser Qualifications Board Certified USPAP Instructor. On October 20, 2006, Lisa became an Appraiser Qualifications Board Certified USPAP Instructor. This is a national program that is sponsored by The Appraisal Foundation. Joe and Lisa are the authors and/or co-authors of several real estate and appraisal oriented seminars and courses.

They are each approved as Appraisal Instructors in West Virginia, Maryland, Delaware and Pennsylvania. Joe has co-authored and taught Uniform Standards of Professional Appraisal Practice seminars for the WV Real Estate Appraiser Licensing and Certification Board. Joe has co-authored and co-taught a USPAP seminar with emphasis on eminent domain concepts for the WV Department of Highways personnel actively involved in the preparation and/or review of appraisals. Joe has instructed the national 15 hour USPAP course at Potomac State College of WVU in Keyser, WV and Hondros College at Canton, OH. Joe has instructed the 7 hour national USPAP course for the West Virginia Department of Transportation, Pennsylvania Department of Transportation and the Delaware Department of Transportation.

Lisa has taught the National USPAP Course for the Delaware Department of Transportation and private course entities. Joe is currently in the first phase of co-authoring a book on Eminent Domain Appraisal Review to be utilized as a reference text for Federal and State Highway appraisal and review procedures. Joe and Lisa are also developing an Appraisal Methodology and Techniques Training Course for the Pennsylvania Department of Transportation.

Since 2001, Lisa has been an approved fee appraiser for the West Virginia Department of Transportation, Division of Highways. Lisa has completed appraisals on hundreds of parcels for the West Virginia Department of Highways. In 2001, Lisa was approved as a Review Appraiser for the Commonwealth of Pennsylvania, Department of Transportation. Lisa has performed numerous appraisal reviews for the Commonwealth of Pennsylvania, Department of Transportation. In 2008, Lisa was placed upon the Delaware Department of Transportation approved appraisal review list.

Chico Appraisal Services background for commercial and industrial properties includes the appraisal and review of shopping malls, local strip centers, convenience stores, office buildings, hotels, churches, coal loading facilities, concrete manufacturing plants, college campus facilities and other special use properties. Our residential experience includes all types of residential properties such as single family residences, multi-tenant units and large estate type properties.

Joseph A. Chico, III

Personal Background and Experience

Joe's appraisal background is well rounded with regard to the types of appraisals that he has completed over the past twenty years. He began his appraisal career in 1987 with Petroplus & Associates, Inc. They are a Morgantown, WV firm that has primary emphasis upon real estate appraisal and commercial sales and leasing. Joe's function with the firm began with residential appraisal. By 1990, he began to expand his field of expertise into project, condemnation and commercial work. Prior to joining Petroplus and Associates, Joe was employed by the Monongalia County Tax Assessor's Office.

Between 1991 and 1993, Joe participated in a contract with the Army Corps of Engineers, Pittsburgh District that entailed approximately 200 parcels of land in southwest Pennsylvania. These appraisals were for permanent flowage easements along the Cheat and Monongahela Rivers pertaining to the Grays Landing Flood Project. During that time frame, he also became active in eminent domain appraisal for the West Virginia Department of Transportation.

Chico Real Estate Appraisal Services was formed in October of 1996. Joe founded the organization as a single person entity. Lisa DeBardi joined the organization in 1997. The firm has grown from a one person shop in 1996 to the current staff of eight.

Since 1991, Joe has been an approved fee appraiser for the West Virginia Department of Transportation, Division of Highways. In 1998, he was approved by the Pennsylvania Department of Transportation, Division of Highways. This condemnation appraisal work entails virtually all types of properties (vacant land, residential, industrial, commercial, easements and rights of way). In the past years with the WV Department of Highways, Joe has completed appraisals on over 1,000 parcels of land. In 1998, Joe was also approved by the Commonwealth of Pennsylvania as a Review Appraiser. He has performed hundreds of reviews for PennDOT since 2000. In 2005, Joe was placed upon the Delaware Department of Transportation Review Appraiser panel. He has completed over 100 reviews for Delaware.

Some of the larger projects that Joe has completed are the South University Boulevard (US Route 119) in Morgantown, WV; two of the three FBI access roads (Interstate 79) in Clarksburg/Bridgeport, WV; the Tabler Station Interchange (Interstate 81) near Martinsburg, WV; the Morgantown Mall Access Road in Morgantown, WV; the upgrade of U. S. Route 19 in Westover, WV from the Morgantown Mall to Dupont Road, and the upgrade of U.S. Route 220 in Hardy County, WV (Durgon Curve, Parsons Ford bridge and the Moorefield bridge). In 1997, Joe completed 90 appraisals for right of way acquisition of a portion of the Corridor H Project (US Route 33) in Randolph County, WV. He has also completed nearly 100 appraisals for the first and second phases of right of way acquisition on the Mon-Fayette Expressway in Monongalia County, WV.

Personal Background and Experience, Continued

In 2000 Joe completed fifteen appraisals for right of way acquisition for the new Star City Bridge in Star City, WV. In 2000, he completed appraisals on 150 parcels of land for phase one and phase two of the Elkins By-pass Road in Elkins, WV. In 2004-2005, he completed approximately 60 appraisals for the SR 9 acquisition in Berkeley and Jefferson Counties, WV. From 2003 through 2007, Joe has completed approximately 50 appraisals on the Fairmont Gateway Connector Acquisition in Marion County, WV. In 2006, he completed appraisals on an additional 30 parcels for the Corridor H Project, in Grant County, WV.

Joe has completed review assignments in Berks, Montgomery, Delaware, Lehigh, Franklin, Allegheny, Greene and Fayette Counties in Pennsylvania. He has also completed review assignments in Sussex and New Castle Counties in Delaware and throughout all of West Virginia.

Joe has also done appraisal and/or appraisal review work for, or currently represents, WV Division of Environmental Protection, WV Department of Natural Resources, WV Regional Jail Authority, Morgantown Utility Board, Sun Valley Public Service District, Monongalia County Commission, Bell Atlantic Telephone, Network One/Professional Telecom, Army Corps of Engineers, City of Grafton, City of Parkersburg, CSX Transportation, Dominion Hope Gas Company, Allegheny Power Company, Morgantown Energy Associates and Century Cable Television Company. This is a partial client list.

Joe's background for commercial and industrial properties includes the appraisal of shopping malls, neighborhood strip centers, convenience stores, office buildings, houses of worship, coal loading facilities, concrete manufacturing plants, college campus facilities and other special use properties. His residential experience includes all types of residential properties such as single family residential homes, multi-tenant units and estate type properties.

Joe has performed appraisal reviews on virtually all types of properties over the past several years for many lending institutions, attorneys and other private entities. Joe was on the West Virginia Real Estate Appraiser Licensing and Certification Board Upgrades Committee from 1996 to 2004. This committee reviews appraisals submitted by applicants for licensing and upgrades within the State of West Virginia.

Joe is currently a Certified General Real Estate Appraiser in West Virginia, Delaware, Maryland and Pennsylvania. He was the Education Coordinator for the WV Chapter of the Appraisal Institute in 1998. He is a past president of the WV Appraiser Coalition. Joe is currently approved by the West Virginia Real Estate Appraiser Licensing and Certification Board, the Delaware Appraiser Board, The Pennsylvania Board of Certified Appraisers and the Maryland DLLR as an appraisal instructor. He is the author of several courses and seminars pertaining to appraisal, appraisal review and USPAP. On September 9, 2002, Joe became an Appraiser Qualifications Board Certified USPAP Instructor. This is a national program that is sponsored by The Appraisal Foundation.

Lisa L. DeBardi

Personal Background and Experience

Lisa's appraisal career began in 1997 when she joined Chico Real Estate Appraisal Services as an Apprentice Appraiser. Her function with the firm began with residential appraisal under the supervision of Joe Chico and Robert Lowers. By October 1998, Lisa had acquired all of the qualifying hours of education and training to become a Licensed Residential Appraiser in West Virginia.

Beginning in mid 1998, Lisa began expanding her career in the area of project, condemnation and commercial work under the supervision of Joe. By March 2001, she had acquired all of the qualifying hours of education and training to become a State Certified General Real Estate Appraiser in West Virginia. In April 2001, Lisa also became certified in the Commonwealth of Pennsylvania as a General Appraiser. Lisa expanded her certification to the states of Maryland in June 2006 and Delaware in June 2007.

Since 1998, Lisa has been actively involved in eminent domain appraisal for the West Virginia Department of Transportation. In 2001, she was approved as a fee appraiser for the West Virginia Department of Transportation, Division of Highways. Lisa has completed appraisals on hundreds of parcels for the West Virginia Department of Highways. This condemnation appraisal work entails virtually all types of properties (vacant land, residential, industrial, commercial, easements and rights of way). In 2001, Lisa was approved as a Review Appraiser for the Commonwealth of Pennsylvania, Department of Transportation. She has performed numerous appraisal reviews for the Commonwealth of Pennsylvania, Department of Transportation.

Some of the larger projects that Lisa has been involved with and completed appraisals for include the first and second phases of right of way acquisition on the Mon-Fayette Expressway in Monongalia County, WV, the new Star City Bridge in Star City, WV, and phase one and phase two of the Elkins By-pass Road in Elkins, WV. Between 2003 and 2007, Lisa has completed appraisals for right of way acquisition for the Fairmont Gateway Connector Road in Marion County, WV.

Lisa has secured a five year contract with the Pennsylvania Department of Transportation as part of a coalition of appraisers known as Appraisal Review Specialists, LLC. This contract entails review of appraisals performed for highway right of way acquisition in the entire Commonwealth of Pennsylvania. Appraisal Review Specialists, LLC has also been placed upon the approved review panel for the State of Ohio, Department of Transportation, Virginia Department of Transportation and Delaware Department of Transportation.

Personal Background and Experience, Continued

Lisa has completed appraisals on various types of properties over the past several years for various banks and mortgage lending institutions and private entities. Her background for commercial and industrial properties includes the appraisal of vacant land, neighborhood strip centers, convenience stores, office buildings and other special use properties. Her residential experience includes all types of residential properties such as single family residential homes, multi-tenant units and vacant land.

Lisa currently holds licenses to practice in West Virginia, Maryland, Pennsylvania and Delaware. She is also currently approved by the West Virginia Real Estate Appraiser Licensing and Certification Board, the Delaware Appraiser Board and the Maryland DLLR as an appraisal instructor. Lisa has co-authored courses and seminars pertaining to appraisal, appraisal review and USPAP. Lisa became an Appraiser Qualifications Board USPAP Instructor on October 20, 2006.

JOSEPH A. CHICO, III



EMPLOYMENT PROFILE

1996-Present Chico Appraisal Services
Post Office Box 958
Dellslow, WV 26531-0958
Partner - Manager
State Certified General Real Estate Appraiser WV#CG139,
PA#GA-001147-R, MD#10520, DE#X1-0000400
Appraisal Services-Project, Commercial, Industrial, Residential Appraisal and Review.

2005-Present Appraiser Training Academy, LLC
Charleston/Morgantown, WV
Managing Partner
Instructor - AQB Certified USPAP Instructor #10368

1998-2008 Appraisal Review Specialists, LLC
Charleston, West Virginia
Review Appraiser

1996-1997 Robert Lowers Enterprises
Morgantown, West Virginia
Commercial and Residential Property Manager

1988-1996 Petroplus and Associates, Inc.
Morgantown, West Virginia
Real Estate Appraiser

1984 - 1990 Monongalia County Commission, Monongalia County Courthouse
Morgantown, West Virginia
Monongalia County Assessor's Office

1989 - 1990 Pride Construction Group
Morgantown, West Virginia
Construction Project Manager

1987 - 1988 Pat Stewart Realtors@
Morgantown, West Virginia
Sales Agent

LICENSES, DEGREES AND ASSOCIATIONS

International Right of Way Association
Member - Chapter 21 (2004)

Appraisal Institute
Associate Member (1994-2003)

AQB Certified USPAP Instructor #10368
The Appraisal Foundation (2002)

State Certified General Real Estate Appraiser - Certificate #139
State of West Virginia (1992)

State Certified General Real Estate Appraiser - Certificate #GA-001147-R
Commonwealth of Pennsylvania (1993)

State Certified General Real Estate Appraiser - Certificate #10520
State of Maryland (1993)

State Certified General Real Estate Appraiser - Certificate #X1-0000400
State of Delaware (2004)

Maryland Department of Transportation, State Highway Administration
Approved Fee Appraiser (2007)

Delaware Department of Transportation, Division of Highways
Approved Review Appraiser (2005)

West Virginia Department of Transportation, Division of Highways
Approved Fee Appraiser (1991)

Pennsylvania Department of Transportation, Division of Highways
Approved Fee Appraiser (1998)

Pennsylvania Department of Transportation, Division of Highways
Approved Review Appraiser (1998)

West Virginia Housing Development Fund
Approved Fee Appraiser (1993)

GRI, Graduate Realtors@ Institute, West Virginia University at Parkersburg
West Virginia Association of Realtors@ (1991)

Real Estate Sales License
State of West Virginia (1986)

CONTINUING EDUCATION & EXPERIENCE

APPRAISAL INSTITUTE

Standards of Professional Practice, Part A
(11 credit hours)
Charleston, WV (1992)

Standards of Professional Practice, Part B
(11 credit hours)
Charleston, WV (1992)

Standards of Professional Practice, Part C
(15 Credit hours)
Ohio State University, Columbus, OH (2001)

Course 310, Basic Income Capitalization
(39 credit hours)
Ohio State University, Columbus, OH (1998)

Course 210, Residential Case Study
(39 credit hours)
University of Charleston, Charleston, WV (1993)

Course 600, Income Valuation of Small, Mixed Use Properties
Ohio State University, Columbus, OH (2000)
(16 credit hours)

The Appraiser as an Expert Witness
(7 credit hours)
Charleston, WV (1992)

Appraisal Regulations of the Federal Banking Agencies Seminar
(7 credit hours)
Charleston, WV (1993)

Electronic Data Interchange
(4 Credit Hours)
Toledo, OH (1995)

USPAP Update
(6 Credit Hours)
Pittsburgh, PA (1997)

Loss Prevention Seminar
(7 Credit Hours)
Charleston, WV (1998)

Standards of Professional Practice, Part B
(15 Credit hours)
Harrisburg, PA (1991)

Standards of Professional Practice, Part C
(15 credit hours)
Ohio State University, Columbus, OH (1997)

Course 101, Principles & Techniques of Amenity-Property Valuation
(62 credit hours)
University of Charleston, Charleston, WV (1991)

Course 500, Advanced Residential Form & Narrative Report Writing
(39 credit hours)
Florida State University, Tallahassee, FL (1995)

Course 720, Condemnation Appraising: Advanced Applications
(15 credit hours)
Ohio State University, Columbus, OH (2000)

Litigation Valuation Seminar
(14 credit hours)
Charleston, WV (1992)

Understanding Limited Appraisals & Appraisal Reporting Options
(7 Credit Hours)
Charleston, WV (1994)

Policies vs. Standards/Market Extractions
(3 Credit Hours)
Charleston, WV (1996)

Rates, Ratios and Reasonableness
(7 Credit Hours)
Charleston, WV (1997)

Matched Pairs/Market Extraction/Highest and Best Use
(7 Credit Hours)
Charleston, WV (1998)

NATIONAL ASSOCIATION OF INDEPENDENT FEE APPRAISERS

1.1, Principles of Residential Real Estate Appraising
(30 credit hours)
Bridgeport, WV (1991)

5.0A, Standards Review, USPAP Update
(8 credit hours)
Pittsburgh, PA (1995)

2.1, Capitalization Tools & Techniques, Income Property Appraising
(30 credit hours)
Bridgeport, WV (1992)

WEST VIRGINIA ASSOCIATION OF REALTORS®

GRI, Module I, West Virginia University at Parkersburg (1990)
GRI, Module III, West Virginia University at Parkersburg (1990)
Morgantown Board of Realtors® Professional Standards, Seminar
Morgantown, West Virginia (1987)

GRI, Module II, West Virginia University at Parkersburg (1991)
GRI, Module IV, West Virginia University at Parkersburg (1990)

WEST VIRGINIA DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS

Highway Plan Reading for Appraisers
(15 Credit Hours)
Charleston, WV (1993)

Direct Capitalization and Discounted Cash Flow Analysis
(8 Credit Hours)
Bridgeport, WV (1996)

Direct Capitalization and Discounted Cash Flow Analysis
(14 Credit Hours)
Charleston, WV (2003)

Introduction to Metrics and Metric Plan Reading for Appraisers
(16 Credit Hours)
Charleston, WV (1995)

USPAP, Eminent Domain Concepts (Instructor)
(4 Credit Hours)
Bridgeport, WV (1998)

National 7 Hour USPAP Update Course (Instructor)
(7 Credit Hours)
Charleston, WV (2004)

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION

Litigation Skills, An Overview (Appraisal Institute)
(7 Credit Hours)
Pittsburgh, PA (2005)

National 7 Hour USPAP Update Course (Instructor)
(7 Credit Hours)
Indiana and Harrisburg, PA (2005)

National 7 Hour USPSP Update Course (Instructor)
(7 Credit Hours)
Allentown and Hollidaysburg, PA (2007)

Trial Tactics in Condemnation Cases (Condemnor's Perspective)
(4 Credit Hours)
IRWA Mid-Atlantic Conference, Pittsburgh, PA

THE APPRAISAL FOUNDATION

Concepts and Principles of The USPAP, An Instructors Application
(19 Credit Hours)
Denver, CO (2002)

AQB USPAP Instructor Re-Certification Course
(7 Credit Hours)
Greensboro, NC (2004)

AQB USPAP Instructor Re-Certification Course
(7 Credit Hours)
Baltimore, MD (2007)

FAIRMONT STATE COLLEGE

Residential Real Estate Appraisal
(40 credit hours)
Fairmont, WV (1990)

POTOMAC STATE COLLEGE OF WEST VIRGINIA UNIVERSITY

National Uniform Standards of Professional Appraisal Practice (2003) (Instructor)
(15 Credit Hours)
Keyser, WV (2003)

National Uniform Standards of Professional Appraisal Practice (2003) (Instructor)
(7 Credit Hours)
Keyser, WV (2003)

CHICO REAL ESTATE APPRAISAL SERVICES

National USPAP (2004) (Instructor)
(7 Credit Hours)
Keyser, WV (2004)

Principles, Applications and Techniques of The Cost Approach (Instructor)
(7 Credit Hours)
Keyser, WV (2004)

Appraisal Review, Topics and Applications (Instructor)
(7 Credit Hours)
Keyser, WV (2005)

March 2005 URAR Course (Instructor)
(7 Credit Hours)
Morgantown, WV (2005 & 2006)

Advanced Site Valuation & Cost Approach (Instructor)
(15 Credit Hours)
Morgantown, WV (2006)

Math, Statistics & Income Approach Course (Instructor)
(15 Credit Hours)
Morgantown, WV (2006 & 2007)

Advanced Techniques for Valuation of Mixed-Use
Properties (Instructor)
(15 Credit Hours)
Morgantown, WV (2007)

Introduction to Real Estate Appraisal Course (Instructor)
(75 Credit Hours)
Keyser & Morgantown, WV (2006 & 2007)

HONDROS COLLEGE

National Uniform Standards of Professional Appraisal Practice (2003) (Instructor)
(15 Credit Hours)
Akron, OH (2003)

Fair Housing for Appraisers
(3 Credit Hours)
Columbus, OH (2004)

OHIO DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS

Office of Real Estate Policies and Procedures Manual Training
(6 Credit Hours)
Columbus, OH (2002)

DELAWARE DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS - UNIVERSITY OF DELAWARE

2006 7 Hour USPAP Course (Instructor)
(7 Credit Hours)
Newark, DE, WV (2007)

Scope of Work - Eminent Domain Concepts (Presenter)
(2 Hours)
IRWA Mid-Atlantic Conference, Rehoboth Beach, DE

WEST VIRGINIA REAL ESTATE APPRAISER LICENSING AND CERTIFICATION BOARD

West Virginia Code, Board Rules and Policies, USPAP
(3.5 Credit Hours)
Charleston, WV (1994)

USPAP 4 Hour Review Course (Instructor)
(4 Credit Hours)
Fairmont, WV and Charleston, WV (1997)

2006 7 Hour USPAP Course (Instructor)
(7 Credit Hours)
Martinsburg, WV (2006)

Sales Comparison Approach Techniques (Instructor)
(7 Credit Hours)
Martinsburg, WV 2006

MARSHALL & SWIFT VALUATION SERVICE

Commercial Cost Approach Square Foot/Calculator Methods
(7 Credit Hours)
Charleston, WV (1994)

Residential Cost Approach Square Foot/Calculator Methods
(7 Credit Hours)
Charleston, WV (1994)

WEST VIRGINIA REAL ESTATE COMMISSION

West Virginia Department of Education
Monongalia County Vocational Technical Training Center
Principles of Real Estate
Morgantown, West Virginia (1986)

OHIO ASSOCIATION OF REALTORS

Cost and Income Approaches
(14 Credit Hours)
Columbus, Ohio (1999)

WEST VIRGINIA UNIVERSITY

Attended West Virginia University, School of Journalism
Morgantown, West Virginia (1977-1978)

COURT TESTIMONY

Monongalia County Circuit Court, Morgantown, WV
Marion County Circuit Court, Fairmont, WV
Wood County Circuit Court, Parkersburg, WV
Preston County Circuit Court, Kingwood, WV
Hardy County Circuit Court, Moorefield, WV

Harrison County Circuit Court, Clarksburg, WV
Randolph County Circuit Court, Elkins, WV
Berkeley County Circuit Court, Martinsburg, WV
Pocahontas County Circuit Court, Marlinton, WV
Lewis County Circuit Court, Weston, WV

AFFILIATIONS AND ACTIVITIES

Delaware Association of Appraisers - Member (2007-Current)
West Virginia Chapter of the Appraisal Institute - Education Committee Chairperson (1998-1999)
West Virginia Appraiser Licensing and Certification Board Upgrades Committee (1996-2003)
Associate Member of the West Virginia Chapter of the Appraisal Institute (1994-2003)
Past President of the West Virginia Appraiser Coalition (1996-1997)
Approved Real Estate Appraisal Instructor - State of West Virginia (1996)
Approved Real Estate Appraisal Instructor - State of Maryland (2004)
Approved Real Estate Appraisal Instructor - State of Pennsylvania (2004)
AQB National Certified USPAP Instructor - The Appraisal Foundation (2002)

REMARKS

Predominately appraise project and commercial properties in addition to industrial and residential properties since 1988.
Specialize in the review and development of Eminent Domain appraisals since 1991.
Development of several seminars and courses related to USPAP, Eminent Domain, Appraisal and Appraisal Review.
Currently developing appraisal training procedures course for PennDot and DelDot.

LISA L. DeBARDI

West Virginia Certified General Real Estate Appraiser #CG298
Pennsylvania General Appraiser #GA-001823-R
Maryland General Appraiser #I2097
Delaware General Appraiser #X1-0000458



EMPLOYMENT

- 1997 - Present Chico Real Estate Appraisal Services
Post Office Box 958
Dellslow, West Virginia 26531-0958
Partner - Manager
Appraisal Services - Project, Commercial, Industrial, Residential Appraisal and Review
- 2001 - Present Appraisal Review Specialists
Charleston, WV 25314-2365
Review Appraiser
- 2005-Present Appraiser Training Academy, LLC
Charleston/Morgantown, WV
Managing Partner - Instructor
- 1996 - 1998 Robert Lowers Enterprises
Morgantown, West Virginia 26505
West Virginia Real Estate Appraiser Apprentice
- 1996 - 1997 S & L Realty
Bruceton Mills, West Virginia 26525
Independent Contractor, Real Estate Sales Agent
- 1994 - 1995 Horizon Realty
Morgantown, West Virginia 26505
Independent Contractor, Real Estate Sales Agent

LICENSES, DEGREES AND DESIGNATIONS

- 2006 AQB Certified USPAP Instructor #11003
The Appraisal Foundation
- 2003 State Certified General Real Estate Appraiser #10297
State of Maryland
- 2001 State Certified General Real Estate Appraiser #298
State of West Virginia
- 2001 State Licensed Certified General Appraiser #GA-001823-R
Commonwealth of Pennsylvania
- 2004 Pennsylvania Department of Transportation, Division of Highways
Approved Fee Appraiser and Consultant
- 2002 Pennsylvania Department of Transportation, Division of Highways
Approved Review Appraiser
- 1994 Real Estate Sales License
State of West Virginia
- 1984 -2006 Notary Public
State of West Virginia

EDUCATION

APPRAISAL INSTITUTE

- 2001 430 - Standards of Professional Appraisal Practice, Part C
Columbus, Ohio (16 Credit Hours)
- 2000 710 - Condemnation Appraising: Basic Principles & Applications
Columbus, Ohio (16 Credit Hours)
- 2000 720 - Condemnation Appraising: Advanced topics and Applications
Columbus, Ohio (16 Credit Hours)
- 2000 600 - Income Valuation of Small, Mixed -Use Properties
Columbus, Ohio (16 Credit Hours)
- 2000 310 - Basic Income Capitalization
Columbus, Ohio (39 Credit Hours)

OHIO DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS

2002 ODOT- Office of Real Estate, Policies and Procedures Manual
Columbus, Ohio (6 Hours Continuing Education)

WEST VIRGINIA DIVISION OF HIGHWAYS

2007 Highway Plan Reading for Appraisers
Charleston, West Virginia (15 Credit Hours)

2004 7 Hour National Uniform Standards of Professional Appraisal Practice Course
Charleston, West Virginia (7 Credit Hours)

2003 Direct Capitalization and Discounted Cash Flow Analysis
Charleston, West Virginia (15 Hours Continuing Education)

1998 Uniform Standards of Professional Appraisal Practice, Eminent Domain Concepts
Bridgeport, West Virginia (4 Hours Continuing Education)

WEST VIRGINIA REAL ESTATE APPRAISER LICENSING & CERTIFICATION BOARD

2006 Sales Comparison Approach Techniques (Instructor)
Martinsburg, West Virginia (7 Credit Hours)

1997 Uniform Standards of Professional Appraisal Practice
Fairmont, West Virginia (4 Hours Continuing Education)

THORNTON & ASSOCIATES

1997 Uniform Standards of Professional Appraisal Practice
Morgantown, West Virginia (4 Hours Continuing Education)

1997 Market Extractions
Morgantown, West Virginia (7 Hours Continuing Education)

REAL ESTATE SCHOOL OF WEST VIRGINIA

1996 Uniform Standards of Professional Appraisal Practice
Charleston, West Virginia (15 Credit Hours)

1996 Appraisal of Real Estate
Charleston, West Virginia (60 Credit Hours)

SPRUCE SCHOOL OF REAL ESTATE

1996 Red Flags - Property Inspection Guide
Correspondence Course (7 Hours Continuing Education)

1994 Pre-Licensing Real Estate Course
Morgantown, West Virginia (90 Credit Hours)

WEST VIRGINIA ASSOCIATION OF REALTORS

1995 GRI, Module I, West Virginia University of Parkersburg

1995 GRI, Module II, West Virginia University of Parkersburg

AFFILIATIONS AND ACTIVITIES

1994 - 1995 Morgantown Board of Realtors

REMARKS

Appraisal of commercial, industrial, and residential properties
Specialize in the development and review of eminent domain appraisals
Development of several courses related to Appraisal